



LUND COURT HOUSE  
Nawton



**GSC GRAYS**

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# LUND COURT HOUSE

Nawton, North Yorkshire, YO62 7TZ

An exceptional period property sympathetically refurbished to a high standard, located near Nawton and Beadlam, close to the picturesque town of Helmsley, on the edge of the North York Moors with outstanding far reaching views over the open countryside.

The extensive property retains many of its original features with ornate high ceilings, period fireplaces, archways and tiled floors throughout. The spacious accommodation includes entrance vestibule, inner hallway, living room, reception hall, dining room, open plan kitchen and dining room, utility, office, rear hall and a cellar. There are eight spacious bedrooms and four bathrooms over two floors.

Externally, set within a delightful and well-stocked south-facing garden, the large area includes well defined lawns, flower beds and orchard, gated tarmac entrance and ample parking.



5&6 Bailey Court, Colburn Business Park, Richmond,  
North Yorkshire, DL9 4QL  
01748 897629  
[lettings@gscgrays.co.uk](mailto:lettings@gscgrays.co.uk)  
[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Location and Amenties

Nawton/Beadlam is a village located in the Ryedale district of North Yorkshire, 3 miles east of Helmsley and 5 miles west of Kirkbymoorside. Along with Thirsk 18 miles, Scarborough 27 miles, York 26 miles, Harrogate 40 miles and Leeds 56 miles. All mileage is approximate. The main trainline from Thirsk to London takes less than two and a half hours. For international flights, Teesside International and Leeds Bradford airports are 38 and 53 miles respectively.

The local villages of Nawton/Beadlam include various amenities, including a traditional public house, Indian restaurant and two churches. Nawton also has primary and secondary schooling and is home to the renowned Ryedale secondary school, rated as Outstanding by Ofsted.

The popular private schools of Ampleforth College, Ampleforth (9 miles) is a catholic private and independent boarding school which offers an outstanding education to boys and girls aged 11 to 18, along with Terrington Hall Prep School, Terrington (12 miles) an independent day and boarding school for boys and girls aged 3-13.

Lund Court house is located only 3.5 miles from the conservation village of Harome, home to the renowned Michelin-starred restaurant and pub, The Star Inn, a 14th century Inn with thatched roof, Robert 'Mouseman' features throughout and exceptional accommodation. The Pheasant Hotel is also located in Harome and is described as a quintessential country retreat providing fine dining overlooking the village pond which was crowned Visit York's and The Yorkshire Posts Small Hotel of the Year 2024. The Market Town of Helmsley is home to the Feversham Arms Hotel & Spa, Helmsley Open Air Swimming Pool, Feathers Hotel and Helmsley Brewery. Being a tourist hotspot, the town provides a high-end shopping experience with Fairfax & Favor, Hunters of Helmsley delicatessen, Bradleys jeweller and a full range of independent boutique shops, cafes and restaurants. Further afield, the Michelin starred restaurants of Myse in Hovingham (7 miles) and The Black Swan at Oldstead (12 miles), provide numerous fine-dining options while The Plough at Wombleton (1.3 miles) is recognised for its traditional cuisine in the 2025 Michelin Guide. Being only 27 miles from the coast at Scarborough, 30 miles from Whitby and 11 miles from Flamingo Land theme park means that families are spoilt for choice when it comes to activities.







## Description

A traditional hardwood door opens in a spacious entrance vestibule with downstairs cloakroom/w.c and cloaks cupboard. Half glazed door leads to the inner hallway with archways through to the reception hall and living room. The living room is a large, light and airy room with open fireplace, fitted cupboards and shelving, wall lights and patio doors to the front garden. The reception hall has period open fireplace, tiled flooring with traditional timber staircase off with door to the cellar and doors to the open plan kitchen/dining room, formal dining room, utility room, rear staircase and rear entrance hall. The dining room has double doors opening into a spacious room with traditional fitted cupboards and large window to the rear. The open plan kitchen and dining room is fitted with light green wall and base units with granite worktops incorporation white sink with mixer tap, Rangemaster oven, dishwasher and space for American style fridge/freezer. The dining area has a range of traditional fitted cupboards and shelving, period open fireplace, large windows and door to the front garden with timber flooring. The utility room has a feature Aga, base units with contrasting work surface with sink and mixer taps, space for washing machine and tumble dryer and cupboard housing the boiler and water tank with an open to the understairs area with tiled floor. There is a door with the rear staircase leading to the first floor. Off the reception hall there are double doors to the rear entrance hall with door to the courtyard and door to the office.

To the first floor there is the master bedroom suite with large double room, cupboard and en-suite bathroom with freestanding bath with mixer taps and shower tap, separate large shower enclosure with mains shower, hand basin and w.c. with two fitted cupboards. There are a further two double bedrooms and shower room through an archway to a small landing. From the half landing a door leads to a further landing with rear staircase, three bedrooms, a bathroom and separate w.c.

To the second floor there are two double bedrooms with fitted cupboards, eaves storage room and a bathroom with freestanding bath with mixer taps and shower attachment, hand basin and w.c. with large walk in airing cupboard.

Externally, there is a timber access gate leading to the gravelled driveway providing ample parking. There is a formal lawned front garden surrounded by hedgerow, flowerbeds, mature trees and Patio areas with gate through to a secure courtyard with oil tank and door to rear hallway. There is a side garden laid to lawn and a playhouse.





## Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £3,500 per calendar month payable in advance by standing order. In addition, a bond of £4,038 shall also be payable prior to occupation. There is a gardener provided on a quarterly basis included within the rental price.

## Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking and Pets

Smoking is prohibited inside the property.

Pets may not be kept at the property without prior permission from the landlord.

## Local Authority and Council Tax

Ryedale District Council and for the purpose of the Council Tax the property is a Band G.

## Services and Other Information

The property served by Oil Fired Central Heating, with mains electricity, water and drainage connected.

## Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629

## Particulars and Photographs

Particulars written June 2025

Photographs taken June 2025

## Lund Court House



\*Please note there is a one room cellar

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	57	68
	EU Directive 2002/91/EC	



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- Please discuss with us any aspects that are important to you prior to travelling to the view the property.