



WISHART
ESTATE AGENTS

Castle Hill House
30A Westgate
Tadcaster
LS24 9AB

£650,000

- Historical town property
- Extensive garden
- Modern open plan kitchen & dining room
- 5 bedrooms across 2 floors
- Modern bathroom, en suite & GF WC
- Period features throughout
- Double garage with loft rooms
- Popular market town location



One of the most significant properties in the area, Castle Hill House is situated in the historic town of Tadcaster and is located on Westgate, alongside historical neighbours such as The Riley Smith Hall, built as a theatre and ballroom in 1924 and its namesake, Tadcaster Castle. Part of this motte and bailey castle is actually located within the boundary of the garden. This previous medieval fortification is listed as a scheduled monument under the Ancient Monuments and Archaeological Areas Act. The property itself, believed to date back to the late 1600s, is not listed. It was formally a detached farmhouse and barn, with the majority of the accommodation and the barn now forming the semi-detached Castle Hill House.

A gravelled driveway bordered by well stocked flowerbeds, trees and shrubs is more akin to a country farmhouse approach than the convenient location of the town; this is just one of characteristics of Castle Hill House which makes it so striking. Not so subtle nods to its former life both entice and enchant upon inspection. A wooden swing in a tree and a former barn, now a double garage all add to the

anticipation on arrival at this unique property. More suitable for today's lifestyle, the driveway has an abundance of space for many vehicles.

From the driveway, a stepped entrance with attractive composite door opens to the kitchen. The kitchen is fitted with a range of solid timber base and wall units in a white washed, shaker style having luxurious black granite work preparation areas over. The island features matching units with a contrasting Oak worktop. A stainless steel 1 ½ sink and drainer sits below a window overlooking the gated driveway and pretty tree swing within the borders. Integrated appliances include a deep burgundy Rangemaster stove and accompanying extractor hood and a plumbed American style LG fridge freezer, both of which can be included in the sale if required. The dual aspect windows, Oak flooring and re-purposed Kitchen Maid clothes airer, complete the kitchen. An intercom system to address the top floor of the property is a very practical addition to the heart of the home.

Steps drop down into the glazed utility/boot room via a stable door from the kitchen, a highly practical area. Fitted with a range of base and wall units, laminate work preparation areas, a sink and drainer and quarry style tiled floor. Plumbing and space is provided for a washing machine and tumble dryer, but again these appliances can be included in the sale of the property if required. A rear door gives access to the driveway, garages, the external boiler room/cellar below the house, the courtyard and the stunning grounds beyond.

So sought-after for today's modern lifestyle, the open plan kitchen, dining, seating area is connected via Oak flooring in warm tones. The dining seating area, accessed via an arch from the kitchen, boasts a bay window, an open fireplace and characterful alcoves, whilst also offering an abundance of space.

The sitting room is located to the front of the property and features another open fire, warm tone Oak flooring, wall lighting and ceiling beam. An arched window to the front

elevation allows natural light to flood the room, as well as the stairs leading to the first floor. Not currently used, the old front door adds a quirky feature to the room as well as adding to the natural light. A ground floor cloakroom with low level WC and wash hand basin is located to the rear of the room.

From the lounge, the open staircase to the first floor is fitted with timber and wrought iron bannister and opens out onto the landing space. The character of the ground floor continues with high ceilings, alcoves and an elegant stained glass window which stretches up towards the vaulted ceilings of the second floor. A walk in linen cupboard provides useful storage.

Bedroom one is a spacious master bedroom, as one would expect within a property of this age. Featuring a large bay window to the side elevation and a sash window to the front, both filling the room with light.

Bedroom two is a further good sized double, with a large sash window to the front elevation. Characterful alcoves

provide storage as well as an air of air of mystery, which could have been the entrance to a corridor in the former farmhouse?

Also on the first floor, bedroom five, currently used as a home office, overlooks the driveway, through a sash window and would work well as a single bedroom or nursery.

The spacious house bathroom is fitted with a traditional style, white suite bringing together modern living with period style features to complement the property. The four piece suite comprises of a free standing, roll top bath with a flat screen TV mounted within the wall, large shower unit with rainfall shower, pedestal hand basin and low level WC. Tiling to the walls and floor add a traditional yet stylish note. A wide sash window sitting above the hand basin, allows for a naturally light bathroom. An Airflow extractor fan is fitted to the ceiling alongside modern spotlights.

From the first floor landing, the stairs to the second floor accommodation open out onto a long galleried landing

completed with vaulted ceilings, feature beams and a view of the stained glass window. This floor has an intercom system linking to the ground floor.

The spacious third bedroom benefits from dual aspect, sash windows to the front and side aspect, filling the room with light. The vaulted ceiling, with various feature beams, adds character to the room. The en-suite is fitted with a white , three piece suite comprising; corner shower unit with rainfall shower head, a hand basin set on a white vanity unit and a low level WC. The beams to the ceiling continue from the bedroom and a Velux is situated to provide light and ventilation. A wall mounted heated towel rail is fitted to the wall, a grey linoleum floor completes the room.

The fourth bedroom, another good size double to the second floor, also benefits from the original beams running through the room, alongside a small open fireplace and shelved alcoves all adding character. A sash window to the side elevation provides light, along with two additional velux windows to the vaulted ceiling.







Adjoining the barn, driveway and rear of the property is an enclosed, paved courtyard. Featuring a raised seating area, a children's play house, vegetable beds and an outside tap. The surrounding walls add character and charm to the courtyard as well as giving gated access to the stunning grounds beyond. Accessed via a gated arch, the rear garden is as individual as the property. A path meanders below bowed trees opening out onto the a large, scheduled monument, grounds. Featuring lawned, naturally landscaped gardens with a storage shed, brick built BBQ, circular wooden tree seat, a children's wooden slide and an abundance of fruit trees. Beyond the tree lined rear boundary, the location in the heart of this market town is soon forgotten as open fields, the river Wharf and Tadcaster Viaduct all come into view from this raised vantage point, an ideal location in which to build a medieval castle! Sadly, no remains can be seen above ground, but the beautiful gardens themselves are enough to charm any potential purchaser with an eye for a truly individual home and grounds.

Further details relating to the grounds can be researched here: <https://historicengland.org.uk/listing/the-list/list-entry/1017407>

The old barn, also built from Tadcaster stone has been converted to provide a double garage with rooms above, currently used as music room/storage. Both garages have timber double doors providing access to the separate units. To the left hand side, ample space is provided for a vehicle and storage. Partly renovated internally, a timber staircase leads to accommodation above, divided into two rooms and a separate WC. A timber window in each room overlooks the driveway, original features include a granary style door to the rear and roosting recesses within the walls. The right hand side of the garage is currently used as a workshop and storage area. Beyond the workshop are two tunnels, believed to have been used as ice tunnels, a way of preserving food in the past.

The additional accommodation the barn offers is unlimited potential for those with a desire to create an annex, studio,

home office or hobbies area, subject to the required consents. The building as a whole benefits from power and light with plumbing to the first floor accommodation. It has also been reroofed around 2011.



COUNCIL TAX BAND

Tax band E

TENURE

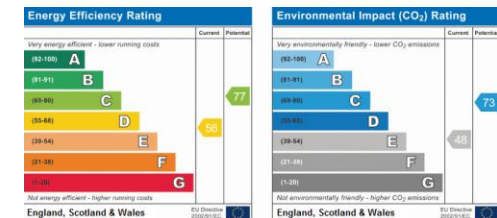
Freehold

LOCAL AUTHORITY

Selby District Council

DIRECTIONS

From our office on Station Road, continue towards the town centre and the property can be found on the right hand side, as the road becomes Westgate, just after the swimming pool.



OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

