



EAST LILLING GRANGE FARM, LILLING, YORK, YO60 6RW
£1,999,999

Carter Jonas

EAST LILLING GRANGE FARM, LILLING, YORK, YO60 6RW

Exceptional equestrian property with 30 acres, 18 stables and a full-size manège - all in one ring-fenced holding.

A rare opportunity to acquire a high-quality equestrian estate. The property offers outstanding facilities for private or professional use, with excellent pasture, a full competition-standard manège and an extensive stable complex.

Key equestrian features include:

- American barn with 18 stables and 7 stalls
- Two tack rooms, hay barn, stores, WC and office
- 23m x 60m all-weather manège with mirrors
- Well-divided paddocks with post-and-rail fencing
- Water to most paddocks
- Horse lorry parking and excellent access
- Cross-country field with copse and pond

The land is free-draining, sheltered and highly usable year-round, making this a standout equestrian holding.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

COUNCIL TAX G

EPC BAND E

**AN EXCEPTIONAL EQUESTRIAN ESTATE WITH EXTENSIVE FACILITIES,
RING-FENCED LAND AND A SUBSTANTIAL COUNTRY HOUSE, SET IN 30
ACRES IN TOTAL.**





The main house is a substantial and characterful barn conversion providing nearly 4,800 sq ft of accommodation, including four bedrooms, with the master bedroom benefitting from a dressing room and a four-piece en-suite. A ground floor self-contained one bedroom annexe and an indoor heated swimming pool further enhances the property's flexibility and appeal. The house is well positioned to overlook the equestrian facilities while enjoying privacy and shelter.

Located between Sheriff Hutton and Flaxton, approximately 10 miles north of York, with rapid access to the A64, A1(M) and York's mainline rail station.





East Lilling Grange Farm, York, North Yorkshire



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 4615 SQ FT / 429 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1292 SQ FT / 120 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5909 SQ FT / 549 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

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East Lilling Grange Farm, York, North Yorkshire



Stables
GROSS INTERNAL FLOOR AREA
APPROX. 6971 SQ FT / 648 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2917 SQ FT / 271 SQ M
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