



High Hall, St. Stephens Road, Steeton, BD20 6SB

Asking Price £695,000

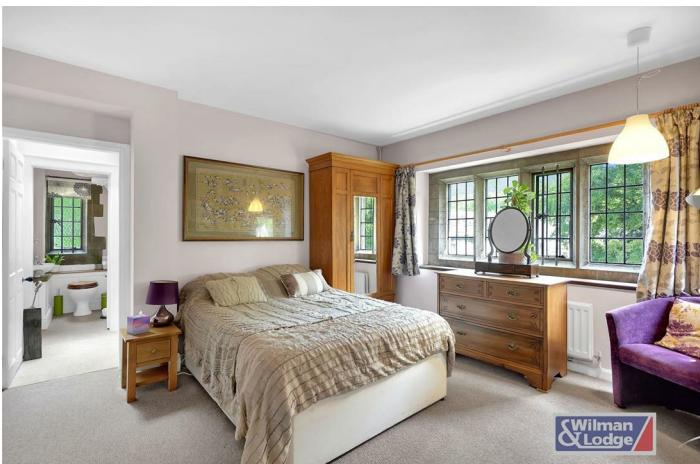
- REMARKABLE GRADE II LISTED RESIDENCE
- SWEEPING DRIVEWAY WITH AMPLE PARKING
- ENCHANTING SUMMERHOUSE
- MASTER SUITE WITH PRIVATE DRESSING AREA & EN SUITE BATHROOM
- THE ATTACHED PROPERTY AVAILABLE BY SEPARATE NEGOTIATION
- FOUR BEDROOMS
- SET IN ONE ACRE OF STUNNING LANDSCAPED GARDENS
- BREATHTAKING MAIN HALL
- STEEPED IN HISTORY AND CHARACTER
- ONE OF A KIND PROPERTY

High Hall, St. Stephens Road, Steeton, BD20 6SB

High Hall is a STUNNING GRADE II LISTED FOUR BEDROOM HOME dating back to 1515, set in ONE ACRE OF LANDSCAPED GARDENS and enjoying AMPLE PARKING. This ONE TIME MANOR HOUSE includes original wood panelling, LUXURY KITCHEN WITH AGA, elegant living spaces, ENCHANTING SUMMERHOUSE and PLANNING FOR A LOFT CONVERSION.



Council Tax Band: H



PROPERTY DETAILS

Welcome to High Hall, a truly remarkable Grade II listed residence steeped in history, dating back to 1515. This exceptional four-bedroom home is nestled within approximately one acre of beautifully landscaped gardens, offering a rare opportunity to own one of the most distinguished properties in the area. For the past 25 years, this one time manor house has been cherished and meticulously maintained by its current owners. This is far more than just a house... it's a lifestyle.

From the moment you arrive, High Hall captivates with its timeless character and effortless blend of historic charm and modern comfort. Step through the covered entrance porch into a welcoming vestibule, where double doors open into a breathtaking main hall. Here, original wood panelling, an impressive open staircase and a minstrel-like gallery immediately set the tone for the grandeur within. The space is further enhanced by a stunning stained-glass mullioned window, solid oak floor and exposed timber beams that grace the ceiling.

The sitting room is a showstopper, warm and elegant with a feature fireplace housing a recessed multi-fuel stove. Mullioned windows to the front and side frame views of the gardens, while oak-finish flooring and timber beams complete the space with rustic sophistication.

The formal dining room continues to impress, featuring a period fireplace, a recessed bookcase, and a large mullioned picture window. At the heart of the home lies the expansive living-dining kitchen, designed for both everyday living and entertaining. Custom cabinetry, integrated appliances, a triple gas Aga with a bespoke canopy, matching larder units and designer lighting all contribute to its high-spec finish. French doors and twin front-facing windows flood the space with natural light and provide seamless access to the outdoors.

From the rear hall, you'll find a stylish cloakroom and a practical utility room with side access—perfect for busy family life.

Ascending to the first floor, the magnificent landing and minstrel like gallery, both original, create a sense of historic elegance. Rich wood panelling lines the walls and there's access to the loft space, for which planning permission has already been granted to convert into further accommodation.

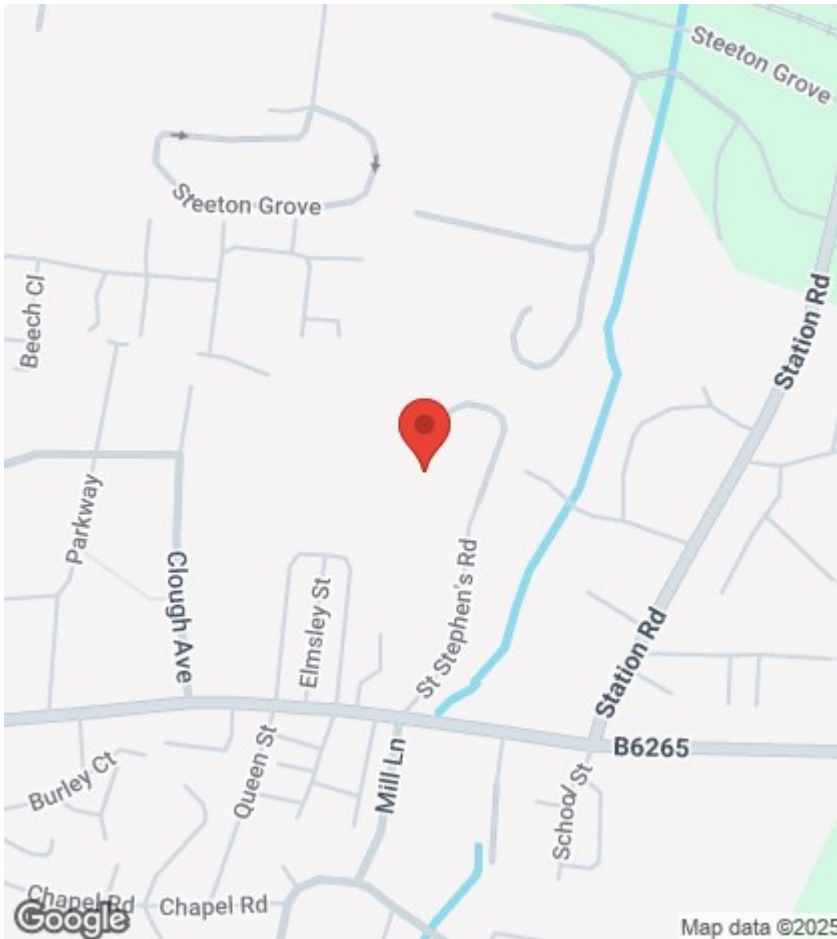
The master suite is a tranquil retreat, featuring a private dressing area, a beautifully appointed en-suite bathroom, and two mullioned windows overlooking the gardens. Three further double bedrooms, one with an additional ensuite and separate WC all offer charming views and retain original fireplaces, while a four-piece family bathroom completes the upper level.

Outside, the property is approached via stately stone gateposts leading to a sweeping driveway with ample parking. The gardens are a sanctuary of colour and texture, thoughtfully designed with multiple seating areas, an enchanting original summerhouse and useful garden outbuildings. Mature trees and flowering borders ensure year-round beauty and privacy.

Tucked away at the peaceful end of St Stephen's Road, High Hall enjoys a secluded yet convenient setting. It's within walking distance of the desirable village centre, which offers a village shop, a convenience store, a primary school and excellent transport links. Both bus and rail connections are just minutes away, providing easy access to the commercial hubs of North and West Yorkshire.

For those seeking a home that offers not only space and elegance but a rich sense of heritage and lifestyle, High Hall is truly one of a kind.

We are also offering For Sale the adjoining property which if required could be purchased, offering the potential for two families coming together.



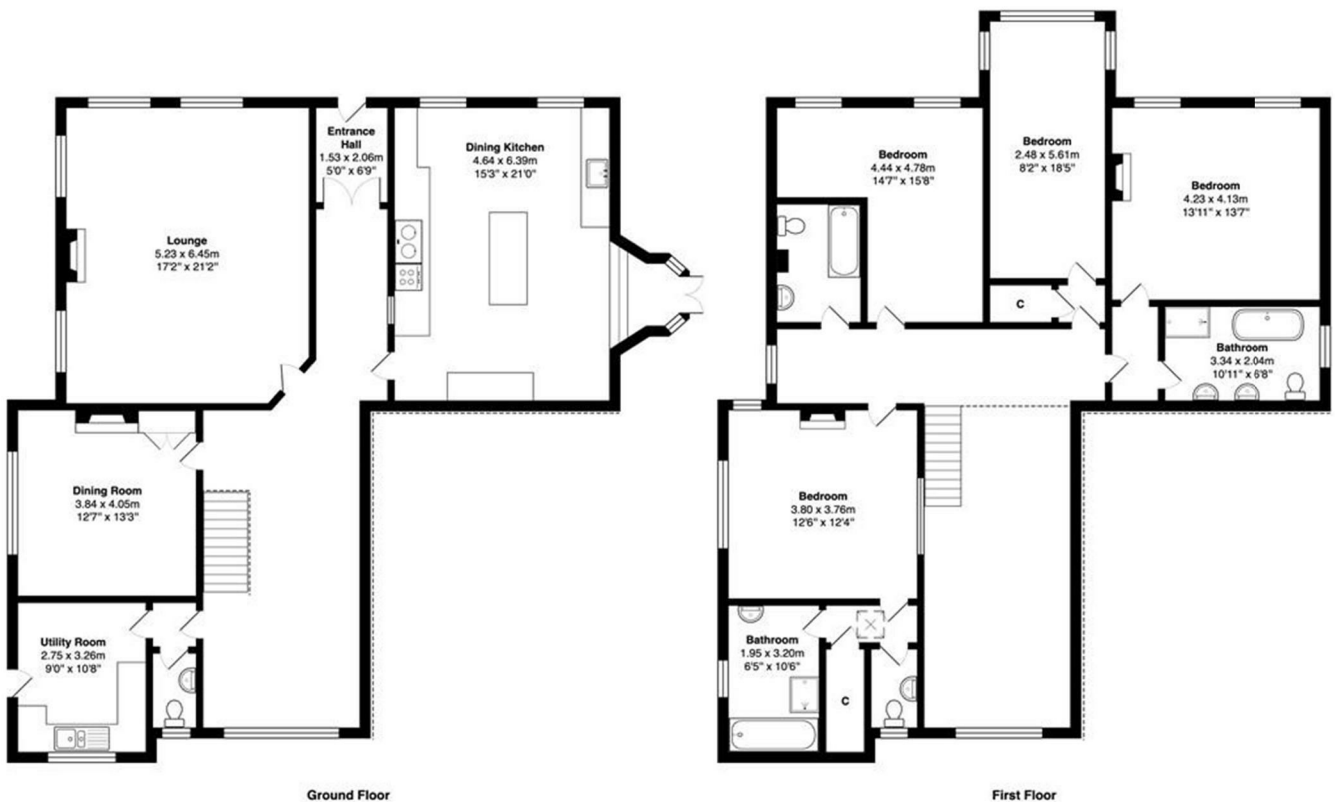
Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 265.0 m² ... 2852 ft²
All measurements are approximate and for display purposes only