



# Holme Hall

New Road, Holme-on-Spalding-Moor, York, East Riding of Yorkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A stunning 18th century country house with the potential for conversion into a hotel and conferencing venue.

A magnificent Grade II listed country house with more than 33,000 square feet of accommodation, with a wealth of character features throughout. The property includes 47 bedrooms, a church and extensive offices and reception rooms, and is set within stunning rolling grounds and offers the potential for conversion into a hotel or conferencing and events facility.



**20+  
RECEPTION  
ROOMS**



**47 BEDROOMS**



**49  
BATHROOMS**



**ANNEXE &  
OUTBUILDING**



**ABOUT 9.68  
ACRES**



**FREEHOLD**



**VILLAGE**



**34,222 SQ FT  
(3,179 SQ M)**



**ASKING PRICE  
£3,000,000**

### The property

Holme Hall is a sprawling Grade II listed country house, set in a sought-after position on the edge of the village of Holme-on-Spalding-Moor. The property has Grade II listed status, dating from around 1720 and designed by William Wakefield for Lord Langdale, and features 33,592 square feet of accommodation.

Formerly used as a Sue Ryder care home, the property offers significant potential to be converted into a boutique hotel or a destination venue for conferencing or weddings, with its delightful chapel.

The house features various reception rooms with grand original details, including high ceilings, elegant cornicing and plasterwork and large sash windows welcoming plenty of natural light. There are also extensive offices, treatment rooms, stores and meeting rooms, which make the space ideal for conversion into conferencing facilities. There are two kitchens, with commercial fittings and equipment that can serve substantial numbers of guests. The jewel in the crown of the property is the stunning chapel,

which is divided into two discreet areas, one of which has a more utilitarian feel, with its exposed timber eaves, while the other section has more ornate elegant styling and attractive detailing.

There are 41 bedrooms in the main house, with the majority of the rooms all being en suite, while there are several other bathrooms, shower rooms and WCs dotted around the building.

Additionally, the property includes an annexe with two self-contained apartments, which is ideal for use as a residence for staff or property managers. The ground-floor apartment has a reception room, a kitchen and three double bedrooms, all of which are en suite. On the first floor, a second apartment offers a comfortable sitting room, a fully equipped kitchen, three bedrooms, a dressing room and two shower rooms.



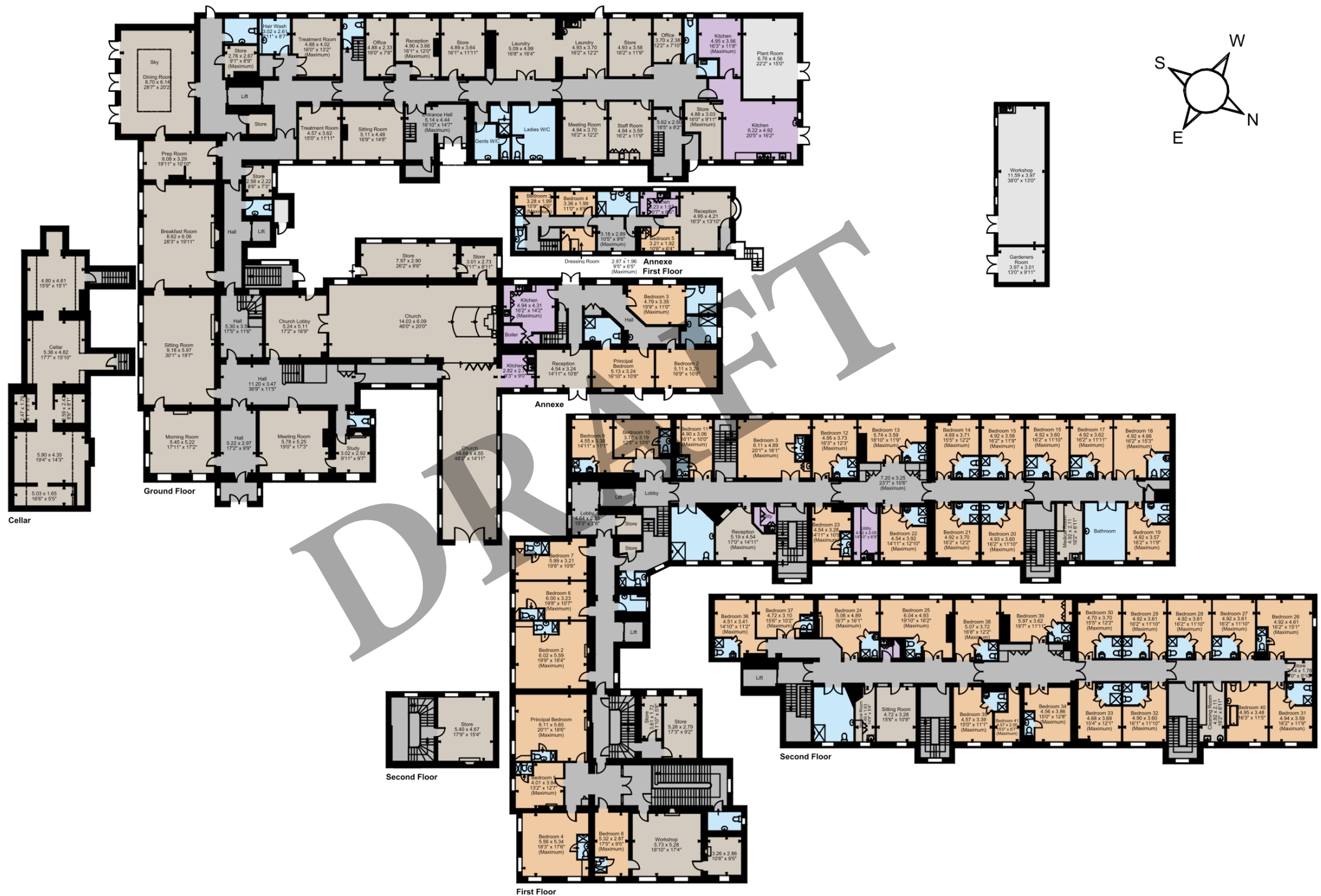












## Outside

The property is set within magnificent gardens and grounds of approximately 9.68 acres, which include beautifully maintained lawns, mature trees and a wealth of established hedgerows and shrubs. There is also a large south-facing patio offering views across the gardens and providing the ideal setting for al fresco dining. There is good access to the property for residents, guests and suppliers, with the driveway leading to the house and its large parking area at the rear. Outbuildings include a workshop, which provides garaging and extensive storage space, as well as a gardener's room.

## Location

Holme Hall is in the village of Holme-on-Spalding-Moor in the East Riding of Yorkshire, a well-connected and characterful rural setting. The village itself offers a good selection of everyday amenities, including local shops, pubs, restaurants, and Holme-on-Spalding-Moor Primary School. Community life is active, with regular events such as a local carnival contributing to its friendly atmosphere. Nearby towns include Market Weighton, Howden, and Selby, all offering further shopping, dining, and services. The historic city of York is around 20 miles to the northwest, providing extensive cultural attractions and transport connections. The nearest railway stations are Eastrington (about 5.5 miles) and Howden (around 7.5 miles), with links to regional and national destinations. For air travel, Humberside Airport is approximately 25 miles away, and Leeds Bradford Airport is around 36 miles.



## Distances

- Market Weighton 5 miles
- Howden 7 miles
- Selby 13 miles
- York 20 miles

## Nearby Stations

- Eastrington
- Howden

## Nearby Schools

- Pocklington School
- The Minster School, York
- St Peter's School, York
- Queen Ethelburga's Collegiate
- Queen Margaret's School, York
- Archbishop Holgate's School, York

## Key Locations

- Holme Hall (on-site)
- Fieldhouse Flowers
- Pocklington Canal
- Burnby Hall Gardens & Museum
- William's Den
- Yorkshire Air Museum
- York Castle Museum
- National Railway Museum
- Jorvik Viking Centre
- Castle Howard











## Floorplans

Main House internal area 31,086 sq. ft (2,888 sq. m)  
 Workshop & Gardeners Room internal area 630 sq. ft (59 sq. m)  
 Annexe internal area 2,506 sq. ft (233 sq. m)  
 Total internal area 34,222 sq. ft (3,179 sq. m)  
 For identification purposes only.

## Directions

YO43 4BS

what3words: ///prompting.newest.uttering

## General

**Local Authority:** East Riding of Yorkshire Council

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** X

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

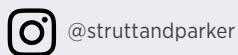
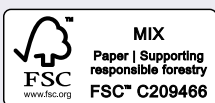
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