



MOREBY
— THE MOREBY HALL ESTATE —



THE
RESIDENCE
— BELOW —

AN EXCEPTIONAL RESIDENCE ON THE EDGE OF YORK



AN ICONIC CASTLE AN EXTRAORDINARY OPPORTUNITY

One-of-a-kind living for discerning buyer seeking exceptional grandeur within easy reach of the city.





THE CROWN OF EXCEPTIONAL UNPARALLELED VIEWS

Breathtaking views never fail to capture the imagination, reminding us that every season brings fresh beauty, new beginnings, and endless reasons to explore.





01 / CHARACTER

A truly exceptional residence beneath one of Yorkshire's finest historic mansions **The Residence Below** is unapologetically distinctive. Rich in history, bold in character and conceived for those who value individuality over convention.

Today, Moreby Hall enters a new era. Its distinguished architecture and historic character have been carefully retained, allowing its story as a place of beauty and enduring significance to continue.

02 / HERITAGE

Occupying the magnificent lower ground floor of the Mansion House at The Moreby Hall Estate, this remarkable residence forms part of an exclusive collection of just eleven individually restored homes.

Surrounded by approximately twelve acres of beautifully managed parkland overlooking the River Ouse, Moreby Hall effortlessly combines the timeless elegance of its Grade II Listed heritage with the comfort and convenience of contemporary living.

03 / POSSIBILITY

Extending to over 5,000 square feet, The Residence Below offers exceptionally versatile accommodation, thoughtfully arranged for modern family life, entertaining and wellness.

For purchasers reserving early, there is the rare opportunity to personalise the interior specification, selecting kitchens, bathrooms, flooring, cabinetry and finishes to create a truly bespoke residence beneath magnificent vaulted brick ceilings.

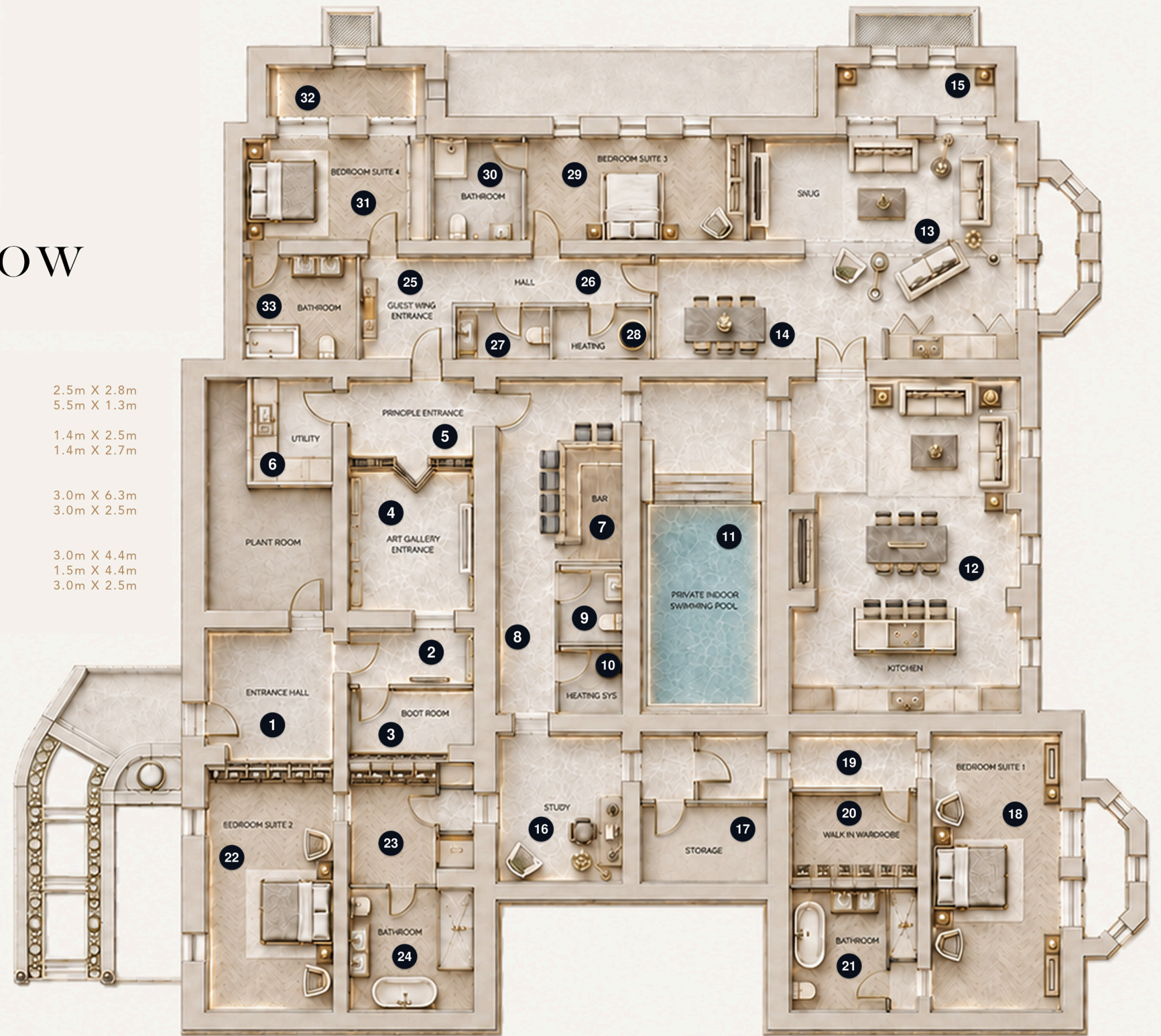
THE RESIDENCE BELOW

PRINCIPLE RESIDENCE

ENTRANCE		
1. PRINCIPLE ENTRANCE	3.6m X 3.6m	
2. CONNECTING HALL	1.5m X 3.5m	
BAR & RECEPTION		
3. BOOT ROOM	2.0m X 3.5m	
4. ART GALLERY / ENTRANCE	3.5m X 4.7m	
5. PRINCIPAL ENTRANCE LOBBY	1.6m X 3.5m	
6. UTILITY ROOM	2.4m X 3.1m	
BAR & RECEPTION		
7. BAR & ENTERTAINING	3.5m X 5.0m	
8. HALLWAY	1.6m X 4.1m	
9. GUEST POWDER ROOM	1.8m X 2.1m	
10. PLANT ROOM	1.8m X 1.8m	
11. RESISTANCE POOL	3.5m X 9.2m	
12. KITCHEN & DINNING	6.4m X 9.2m	
SNUG		
13. PRINCIPLE ROOM	6.1m X 7.5m	
14. TABLED AREA	2.6m X 2.8m	
15. WINDOW SNUG	1.6m X 4.3m	
16. STUDY	3.5m X 4.0m	
17. STORAGE	2.1m X 3.5m	
BEDROOM SUITE I		
18. PRINCIPLE BEDROOM	3.5m X 7.6m	
19. ENTRANCE	7.7m X 1.7m	
20. WALK IN WARDROBE	2.5m X 3.5m	
21. ENSUITE BATHROOM	3.3m X 3.5m	
BEDROOM SUITE II		
22. PRINCIPLE BEDROOM	3.5m X 6.7m	
23. DRESSING AREA	2.4m X 3.2m	
24. ENSUITE BATHROOM	3.4m X 3.5m	

GUEST WING

ENTRANCE		
25. PRIVATE ENTRANCE	2.5m X 2.8m	
26. CONNECTING HALLWAY	5.5m X 1.3m	
27. GUEST POWDER ROOM	1.4m X 2.5m	
28. PLANT ROOM	1.4m X 2.7m	
BEDROOM SUITE III		
29. PRINCIPLE BEDROOM	3.0m X 6.3m	
30. ENSUITE BATHROOM	3.0m X 2.5m	
BEDROOM SUITE IIII		
31. PRINCIPLE BEDROOM	3.0m X 4.4m	
32. SNUG AREA	1.5m X 4.4m	
33. ENSUITE BATHROOM	3.0m X 2.5m	



OVER
5,000 SQ FT
OF ACCOMMODATION



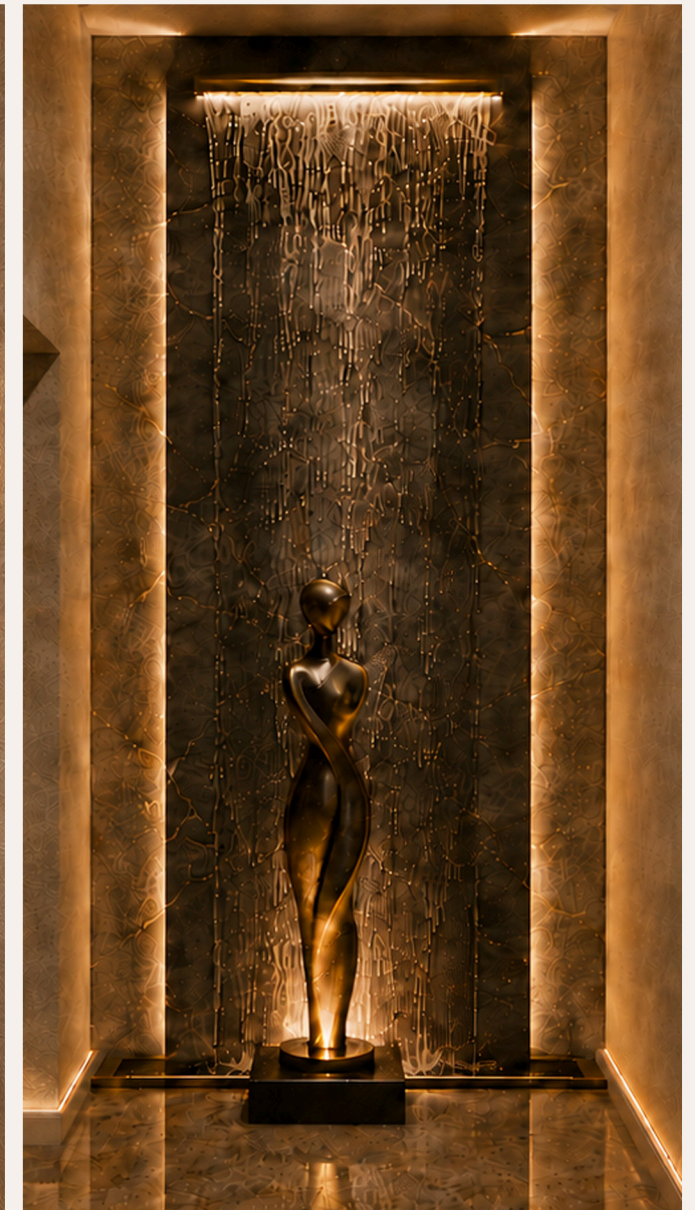
PRIVATE GARDEN
PAVILION & RETREAT



4 BEDROOM
SUITES
WITH HOTEL LUXURY



4 ALLOCATED
PARKING SPACES
& EV CHARGING



A SECRET WORLD A STATEMENT ENTRANCE

Fun and enjoyment come alive through the intrigue and mystery a property offers its residents, brought to life with cheerful touches and playful design.





01 / LUXURY & ELEGANCE

A private stone staircase leads to an impressive entrance, opening into a sophisticated reception gallery where carefully curated artwork, bespoke wine displays and an elegant entertaining bar immediately establish the home's unique character.

Beyond, the accommodation unfolds with remarkable fluidity. Discreetly separated from the principal entertaining spaces, two luxurious bedroom suites are positioned off to offer residents complete privacy.

02 / KITCHEN & LIVING

At the heart of the residence lies an extraordinary open-plan breakfast kitchen, dining and living space measuring approximately 20ft by 30ft.

Designed as the social centre of the home, this impressive room combines generous proportions with exceptional craftsmanship before flowing naturally into an elegant sitting room complete with its own bespoke cocktail bar.

03 / LEISURE & WELLNESS

The spectacular leisure space has been designed to adapt entirely to its owner's lifestyle, serving either as an exceptional media and cinema room or optional luxury resistance and splash pool.



A MASTERPIECE of FORM AND FUNCTION

Kitchen & Entertaining where inspired design, exceptional craftsmanship, and effortless living come together to create meaningful moments and unforgettable gatherings.



THE
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— BELOW —
EXCEPTIONAL BY DESIGN.



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COUNTRY LIVING ON THE EDGE OF YORK



THE
PAVILION
— ABOVE —
YOUR SECRET ESCAPE



01 / INTELLIGENT DESIGN

One of the residence's most innovative features is its dual entrance arrangement. Two independent front doors allow visitors to access the guest bedroom wing without passing through the principal living accommodation. This thoughtful design creates complete privacy for both owners and visitors while also offering the potential, to divide the residence into two independent homes in the future. Whether for multi-generational living, guest accommodation or long-term flexibility, the design offers a level of versatility rarely found within period properties.

02 / MODERN PERFORMANCE

Despite its historic setting, The Residence Below incorporates every modern comfort. The property benefits from an energy-efficient Daikin Air Source Heat Pump, high-speed broadband, pre-wiring for Sky Q television and carefully integrated contemporary building services designed to complement the character of the building without compromising its heritage.

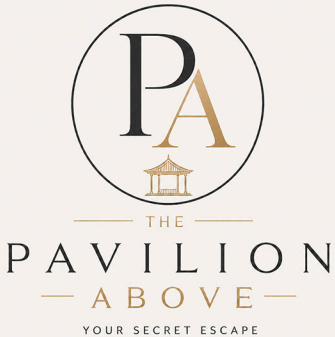
03 / YOUR OPPORTUNITY

For purchasers reserving early, there is the rare opportunity to personalise the interior specification, selecting kitchens, bathrooms, flooring, cabinetry and finishes to create a truly bespoke residence beneath magnificent vaulted brick ceilings.



THE ART OF GRAND LIVING UNAPOLOGETICALLY MAGNIFICENT

A magnificent setting where majestic proportions, sumptuous comfort and timeless elegance create truly unforgettable moments.





A WORLD OF INDULGENCE A SANCTUARY BEYOND COMPARE

The ultimate choice is yours: a combined resistance and splash pool, or a spectacular private auditorium featuring the latest high-definition cinema and surround-sound technology.





PRINCIPLE BEDROOM SUITE I

A SANCTUARY OF LUXURY

A sumptuous bedroom, walk-in wardrobe, and luxurious bathroom combine to create your perfect private sanctuary.





PRINCIPLE BEDROOM SUITE I ENSUITE

A sumptuous bedroom, walk-in wardrobe, and luxurious bathroom combine to create your perfect private sanctuary.



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PRINCIPLE BEDROOM SUITE II

CONTEMPORARY LUXURY

A sumptuous bedroom, a seperate dessing room, and luxurious bathroom combine to create your perfect private sanctuary.





PRINCIPLE BEDROOM SUITE II ENSUITE

A sumptuous bedroom, a seperate dessing room, and luxurious bathroom combine to create your perfect private sanctuary.





BEDROOM SUITE III

GUEST WING

A warm and inviting bedroom, bespoke dark-wood cabinetry, and softly layered lighting and a refined neutral palette create a luxurious retreat that feels both timeless and contemporary.



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BEDROOM SUITE III ENSUITE AND GUEST WING ENTRANCE

Framed by a vaulted brick ceiling and warm architectural lighting. The generous double shower, illuminated niche, and elegant black fittings create a luxurious space with contemporary comfort and timeless character.



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YOUR SECRET ESCAPE



BEDROOM SUITE IIII GUEST WING

Sculptural archways, and a beautifully layered neutral palette, sumptuous textiles, dark-wood furnishings, and intimate seating alcoves create a warm, sophisticated retreat filled with timeless charm.



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YOUR SECRET ESCAPE



01 / KEY FEATURES

- Over 5,000 sq ft of exceptionally versatile accommodation.
- One of only 11 individually restored residences within Moreby Hall.
- Opportunity to personalise kitchens, bathrooms, cabinetry, flooring and interior finishes with an early reservation.
- Magnificent vaulted brick ceilings throughout.
- Impressive entrance gallery with bespoke wine display and entertaining bar.
- Flexible dual-entrance design with potential for independent guest accommodation.

02 / ACCOMMODATION

- Approximately 20ft x 30ft open-plan breakfast kitchen, and dining.
- Seperate elegant snug with bespoke cocktail bar.
- Dedicated cinema room or optional luxury resistance and splash pool.
- Four luxurious bedroom suites, including principal suites with dressing rooms.
- Four beautifully appointed en-suite bathrooms.
- Two additional powder rooms.
- Separate utility room.

03 / ESSENTIALS

- Four allocated parking spaces with EV charging.
- 12 acres of maintained parkland and landscaped grounds.
- Private west-facing garden with pavillion, complete with utilities, kitchen and powder room.
- Energy-efficient Daikin Air Source Heat Pump Systems.
- High-speed broadband and Sky Q.
- 999-year lease.
- 10-Year Architect's Warranty.



THE PAVILION

A SECRET ESCAPE

The garden pavilion overlooks the sweeping West Lower Gardens, with far-reaching views extending towards the River Ouse. It offers a peaceful retreat in perfect harmony with nature.



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YOUR SECRET ESCAPE



THE PAVILION

THE SECRETE ESCAPE
THE PAVILION

A.	PRINCIPAL LIVING	4.7m X 9.3m
B.	POWDER ROOM & CHANGING	1.8m X 4.0m
C.	STORAGE	1.2m X 3.9m
D.	PRIVATE PATIO	8.1m X 13m



OVER
5,000 SQ FT
OF ACCOMMODATION



PRIVATE GARDEN
PAVILION & RETREAT



4 BEDROOM
SUITES
WITH HOTEL LUXURY



4 ALLOCATED
PARKING SPACES
& EV CHARGING



RIVERSIDE POSITION

MOREBY HALL

Set high above the River Ouse, Moreby Hall commands an unparalleled position, with magnificent gardens sweeping down to the water's edge. This exceptional landscape adds a breathtaking natural dimension to its refined collection of wonders.

