



HILL TOP FARM
Upper Dunsforth

Carter Jonas

HILL TOP FARM, UPPER DUNSFORTH, YORK, YO26 9RU

Harrogate - 11 miles
York - 12 miles
Leeds - 22 miles
A1(M) - 3 miles

Detached period village house · Four bedrooms
Dining kitchen · Sitting room · Rear entrance hallway
Cloakroom · Office · Stunning vaulted reception room
Luxurious bathroom · Large stunning gardens
Beautifully constructed folly and potting shed
Detached utility room · Double garage with stacking lift
Solar panels · Air source heating · EV charge point
Prominent village location · Beautiful views

This beautifully presented property has been painstakingly restored and modernised throughout resulting in an impressive characterful home which benefits from all the modern comforts and briefly comprises: Front entrance, modern triple aspect dining kitchen with island and exposed beams, spacious rear entrance hallway with York stone flags, cloakroom, sitting room with original wood floor, exposed beams and wood burner, stunning triple aspect, double height vaulted reception room created from the original barn with amazing beams, under floor heating and modern wood burner and the home office completes the ground floor accommodation. The first floor boasts 4 bedrooms with period features and wide board floors, benefitting from fabulous views and with a spacious and luxurious bathroom with separate shower and freestanding bath in front of the large picture window.

Outside the beautiful gardens have benefitted from years of passion and dedication which results in a stunning display of year-round colour from the many established plants, flowers, trees and bushes. With a patio which can be accessed directly from the reception room, winding gravel pathways which meander through rows of pretty

A STUNNING 4 BEDROOM PERIOD HOME WHICH HAS BEEN RESTORED TO AN EXACTING STANDARD, BLENDING ORIGINAL PERIOD STYLE WITH MODERN CONVENIENCES, ENJOYING STUNNING LARGE GARDENS WITH VIEWS TO THE NATURE RESERVE AND BENEFITING FROM PRIVATE PARKING AND A DOUBLE GARAGE, LOCATED IN THE HEART OF THIS POPULAR AND PEACEFUL VILLAGE.



Nepeta plants and lawn gardens which continue down to join the nature reserve, with an ornate potting shed and beautiful folly built and positioned to enjoy the views, this large garden is a haven of tranquillity with an array of visiting birds and wildlife. The property benefits from a double garage with classic car stack and there is an additional private parking space located to the rear of the property with electric vehicle charging point and a detached utility room close to the rear entrance.

Upper Dunsforth is conveniently located between York and Harrogate, and boasts one of the most northerly vineyards in the UK. There are village churches in Lower Dunsforth and Great Ouseburn, and the popular dining pub in Great Ouseburn is within walking distance. The Post Office and village shop at Marton is just a couple of minutes away by car. There are excellent local walks including the 10 hectare nature reserve and along the river Ure. This rural hamlet lies within easy access to the A1, the railway station at Cattal and the mainline service at York. The outstanding primary school at Marton cum Grafton is a short drive away; there are also excellent secondary schools nearby, with Queen Ethelburga's only three miles to the south. The cities of Leeds and York are within easy commuting distance.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

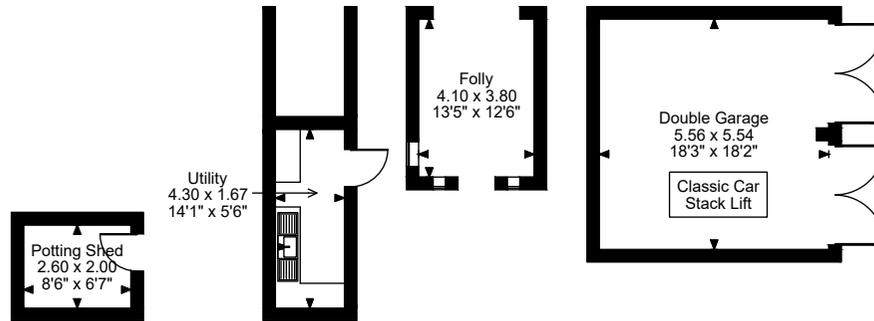
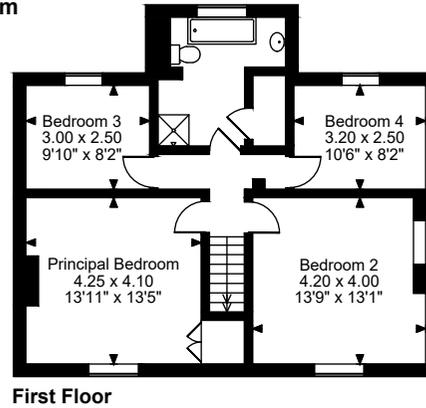
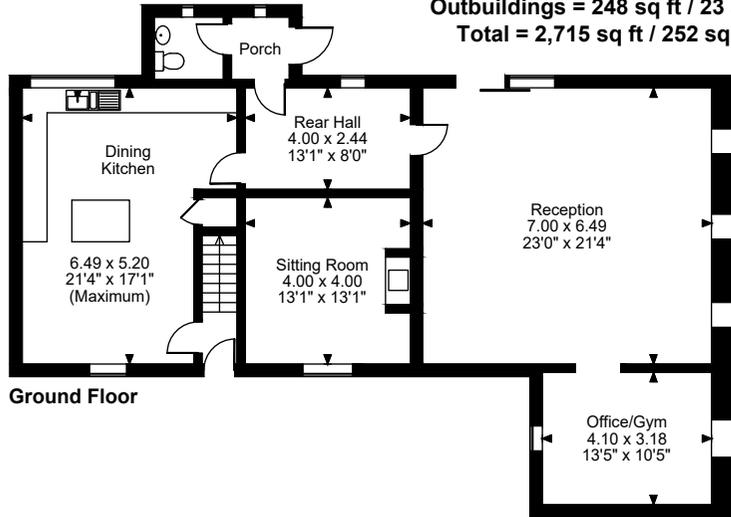
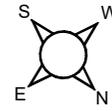
Directions: Sat Nav - YO26 9RU







Hill Top Farm, Upper Dunsforth
Approximate Gross Internal Area
Main House = 2,135 sq ft / 198 sq m
Double Garage = 332 sq ft / 31 sq m
Outbuildings = 248 sq ft / 23 sq m
Total = 2,715 sq ft / 252 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	70
		EU Directive 2002/91/EC	

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Offices throughout the UK



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