



COVEY HOUSE
Upper Dunsforth

Carter Jonas

COVEY HOUSE, UPPER DUNSFORTH, NORTH YORKSHIRE, YO26 9RU

Harrogate Town Centre - 11 miles

York City Centre - 14 miles

A1(M) - 3 miles

This lovely, spacious family home has been very well cared for and is well presented throughout with attractive period features including exposed beams and Yorkshire sliding sash windows, this home briefly comprises: Entrance porch, entrance hall with cloakroom, sitting room with French doors to the rear gardens, dual aspect reception room with large open fire, breakfast kitchen with feature Aga, utility room, and a dual aspect dining room with French doors to the rear garden completes the ground floor accommodation. The first floor consists of a bright principal double bedroom with en-suite bathroom and fitted wardrobes, three further double bedrooms two of which have fitted wardrobes and a spacious family bathroom with bath and separate shower cubicle.

This family home is hidden behind a well-established hedge with large gravel parking drive set in lawn gardens with attractive fruit trees, a detached double garage with a gardeners store room behind and a five-bar gate leading around the side of the house to the rear gardens. The beautiful gardens have clearly benefitted from many 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 large patio extending across the rear of the property and lawn gardens which continue down beyond the rose adorned arbour to join the nature reserve, this large garden is a haven of tranquillity with an array of visiting birds and wildlife.

COVEY HOUSE IS AN ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOUSE SET IN LARGE ATTRACTIVE GARDENS WITH ENVIABLE VIEWS FROM ALL ROOMS TO THE REAR OVER THE YORKSHIRE WILDLIFE TRUST NATURE RESERVE. THE PROPERTY IS LOCATED IN THIS POPULAR AND PICTURESQUE HAMLET.



Upper Dunsforth and neighbouring Lower Dunsforth are conveniently located midway between York and Harrogate, with the former being the quieter neighbour. Upper Dunsforth boasts one of the most northerly vineyards in the UK and in Lower Dunsforth there is a beautiful church, farm shop/cafe and both hamlets have 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.

Services: The property has LPG gas for the heating and is connected to all other mains services.

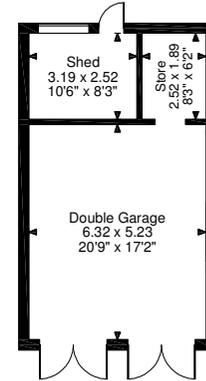
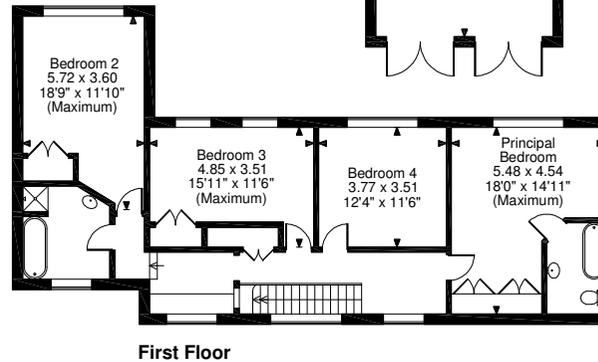
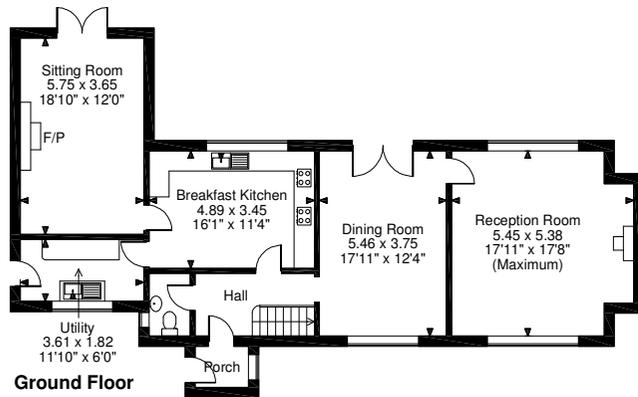
Council Tax: Band C.

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

Directions - YO26 9RU: From Harrogate take the A59 towards York. At Green Hammerton turn left onto the B6265 towards Boroughbridge. Proceed for approximately 3 miles and turn right for Upper Dunsforth. Take the first left and then turn right at the T-junction. Covey House is the fourth house on the right.



Covey House, Upper Dunsforth
Approximate Gross Internal Area
Main House = 2,236 sq ft / 208 sq m
Double Garage/Shed/Store = 506 sq ft / 47 sq m
Total = 2,742 sq ft / 255 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+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Harrogate 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13 - 15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

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