



**ASH TREE HOUSE**

Whixley

**Carter Jonas**

## **ASH TREE HOUSE, HIGH STREET, WHIXLEY, YO26 8AW**

Cattal Railway Station - 2 miles  
Harrogate - 10 miles  
York - 12 miles  
Leeds - 22 miles

Sitting room · Dining room · Orangery · Breakfast kitchen · Utility room · Cloakroom · Four bedrooms  
Two bathrooms (one en suite) · Garage · Workshop  
Carport · Stunning gardens · Summerhouse · Driveway parking

Ash Tree House is a beautifully presented family house with charm and character located in the heart of this extremely popular village, between Harrogate and York. This immaculate home has been in the family for over 30 years and has been modernised throughout with a high-end finish including a bespoke handmade oak kitchen and hard wood double glazed sash windows. The quality continues outside with the garden clearly demonstrating decades of passionate dedication resulting in stunning year-round displays of pretty colours to all sides of the property.

Whixley offers a range of everyday facilities including a general store, public house, village hall and a church, there are excellent schools in the area and the village is nestled approximately halfway between the sophisticated spa town of Harrogate and the historic city of York, both providing excellent shopping, recreational and business facilities and the thriving financial centre of Leeds is approximately 22 miles away. The A1(M) is just a few minutes' drive away, which provides easy access to the national motorway network. There are local railway stations in the nearby villages of Cattal, 2 miles and Kirk Hammerton 3 miles offering frequent service to connect with the main line stations at Leeds and York providing regular services to London Kings Cross and Edinburgh Waverley; Leeds Bradford International Airport is approximately 21 miles away.

**AN IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOUSE PROVIDING WELL PROPORTIONED ACCOMMODATION EXTENDING TO ALMOST 2,000 SQFT, IMMACULATEDLY PRESENTED THROUGHOUT WITH STUNNING LANDSCAPED WRAP AROUND GARDENS AND LOCATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE, CONVENIENTLY NESTLED BETWEEN HARROGATE AND YORK.**





The home briefly comprises a front entrance porch, reception hall, bespoke handmade breakfast kitchen with a utility room and side entrance porch, spacious dining room with French doors to the triple aspect sitting room with feature fireplace and French doors into a beautiful orangery which also has French doors out to the gardens.

The first floor has a spacious landing with large storage/ airing cupboard, a dual aspect principal bedroom with fitted wardrobes and an en-suite bathroom, three further bedrooms all with fitted storage and a modern house bathroom with separate shower cubicle.



The outside of the property has amazing gardens to all sides with the benefit of a summerhouse, patio areas and the colourful beds and borders with pristine lawns. There is parking for several vehicles, a detached single garage with attached covered parking and a workshop behind. Beyond the south facing gardens to the rear of the property are far reaching views over gardens and fields making this a beautiful and tranquil space to enjoy.

## ADDITIONAL INFORMATION

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

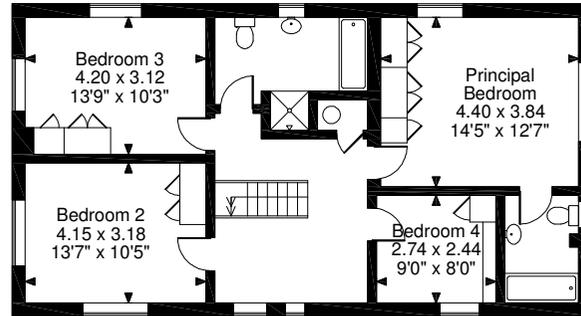
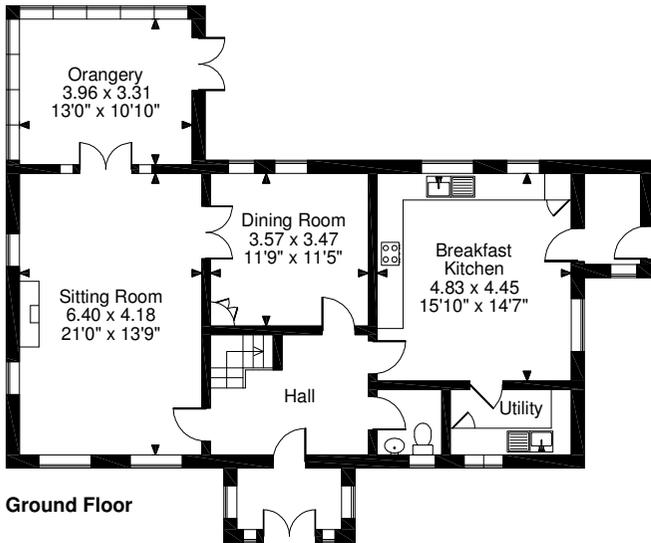
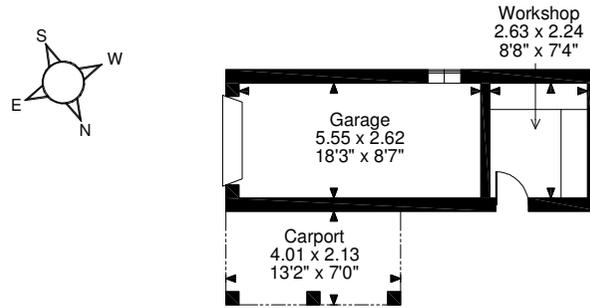
**Services:** LPG gas central heating, all other mains services are connected.

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

**Directions - YO26 8AW:** From the A1(M) head east on New Road/A59 towards York for approximately 2 miles then turn left onto Station Road towards Whixley. After approximately half a mile turn left into High Street at the crossroads and the property can be found on the right after around 200 meters.



**Ash Tree House, High Street, Whixley**  
**Approximate Gross Internal Area**  
**Main House = 1,976 sq ft / 184 sq m**  
**Garage/Workshop/Carport = 329 sq ft / 31 sq m**  
**Total = 2,305 sq ft / 214 sq m**



Ground Floor

First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8509252/MSS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	55
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM

**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**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.