

CRACKHILL FARM



SICKLINGHALL • NEAR WETHERBY



CRACKHILL FARM, MAIN STREET, SICKLINGHALL, LS22 4BD

A superb detached property providing beautifully and stylishly presented family accommodation of exceptional quality, together with a separate cottage, occupying a lovely position amidst well established gardens and grounds extending to just over an acre in the heart of this picturesque and exclusive village between Harrogate and Wetherby.



GROUND FLOOR

Spacious reception hall • Cloakroom
Sitting room • Study • Family room
Dining room • Garden room • Superb living
kitchen • Utility/boot room

FIRST FLOOR

Galleried landing • Principal bedroom, sitting
area, balcony, dressing room and an en suite
bathroom • Four further double bedrooms -
each with en suite facilities • Laundry room

COTTAGE

Self contained entrance • Sitting room with
adjoining kitchen • Bedroom • Bathroom

LEISURE

Gym • Wet room • Sauna • Tennis court
Childrens play area including a zip wire
Hot tub • Sunken trampoline

OUTSIDE

Electrically operated entrance gates provide
access to a large front courtyard
Double garage • Several stores • Extensive
secure parking • Professionally landscaped and
well established gardens and grounds



THE PROPERTY

4 RECEPTION ROOMS • STUNNING EVERYDAY LIVING KITCHEN
5 BEDROOMS • 5 BATH/SHOWER ROOMS • SEPARATE COTTAGE

Crackhill Farm is an exceptional property in every respect, having been meticulously and sympathetically remodelled and renovated by the current owners, using only the highest quality fixtures and fittings. It provides fantastic accommodation extending to 6,500 sqft (604 sqm) of living space together with a separate cottage extending to almost 950 sqft (88 sqm). The entire property is beautifully presented and lends itself perfectly to everyday family living and entertaining.





THE LOCATION



Wetherby 3 miles • Harrogate 9 miles • A1(M) 5 miles

Crackhill Farm occupies a central position in this much admired and sought after village which offers a range of facilities including a popular public house/restaurant, a good primary school, village hall and a cricket club. The neighbouring towns of Harrogate and Wetherby offer a much wider range of everyday facilities, both are within a short drive. The regions commercial centres including Leeds and York are within comfortable commuting distance with accessibility further afield via road (A1(M) at Wetherby/Boston Spa), rail (LNER services to London's Kings Cross at Leeds and York) and air (Leeds/Bradford airport within 20 minutes drive).



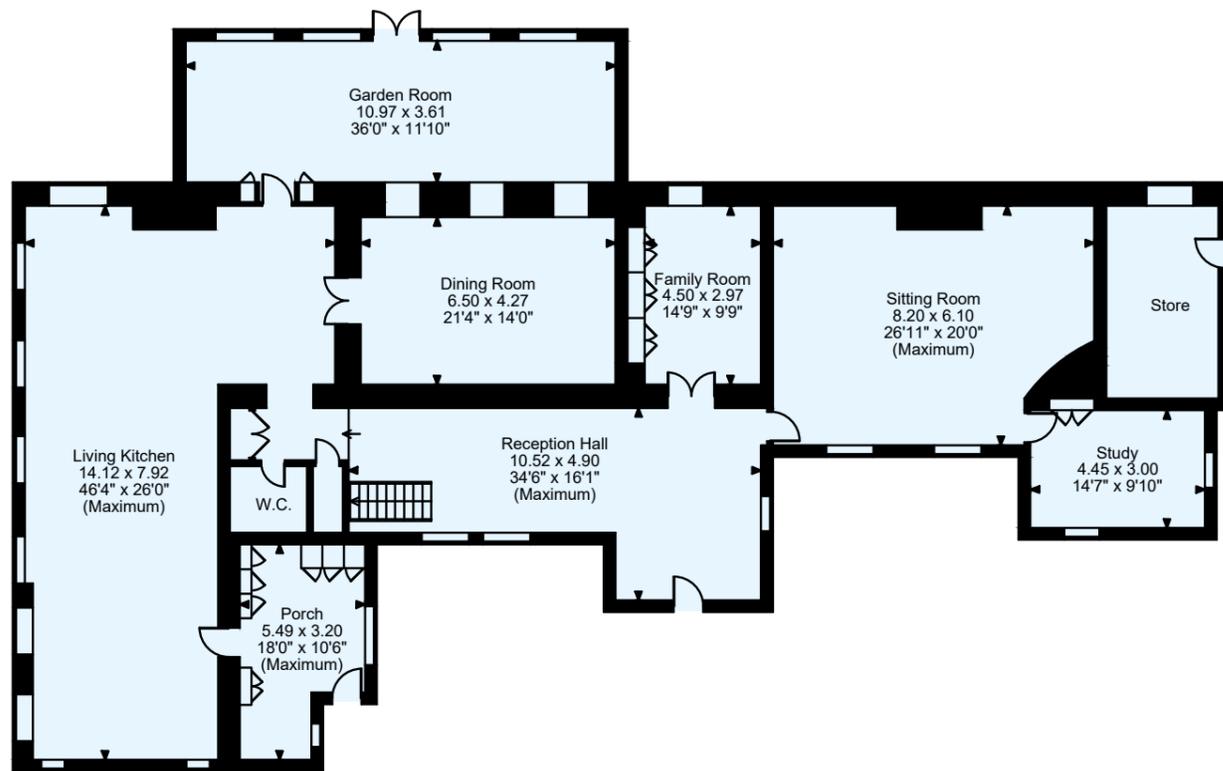




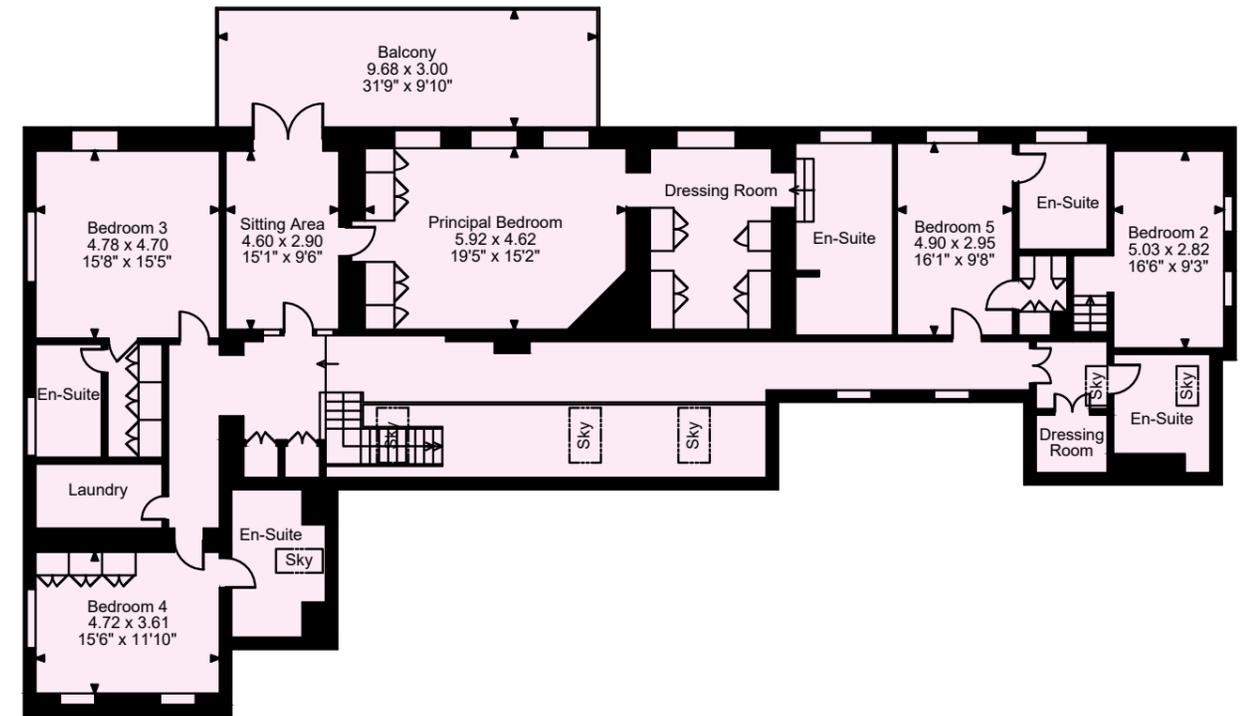


FLOOR PLANS

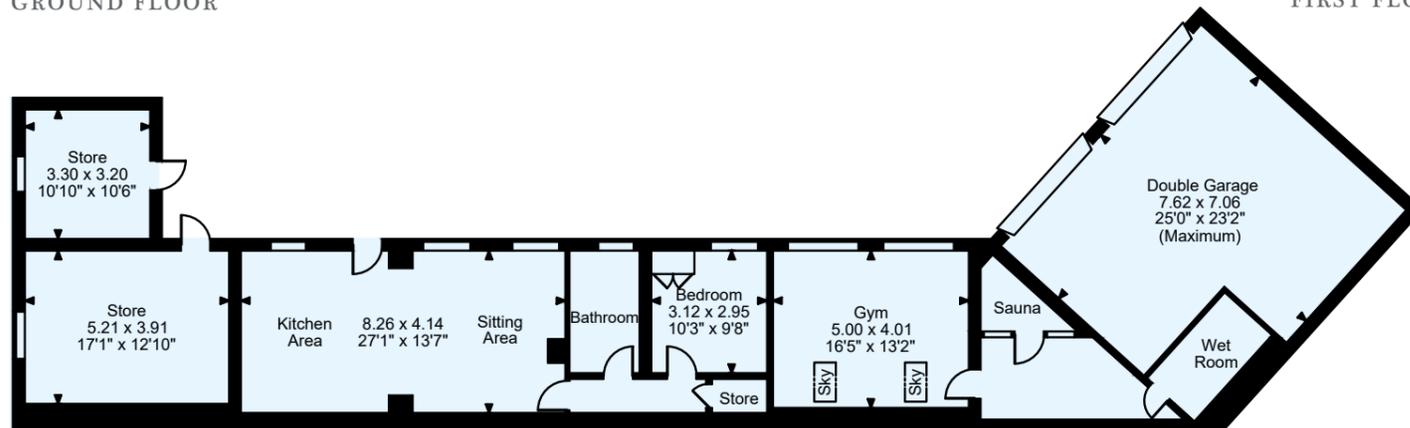
Approximate Gross Internal Area
 Main House: 6,524 sq ft / 607 sq m
 Cottage: 947 sq ft / 88 sq m
 Double Garage & Stores: 926 sq ft / 86 sq m
Total: 8,407 sq ft / 781 sq m



GROUND FLOOR



FIRST FLOOR



COTTAGE

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

ADDITIONAL INFORMATION

TENURE

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

SERVICES

We are advised that all mains services are installed. Gas fired central heating with wet underfloor heating to the tiled surfaces.

VIEWING

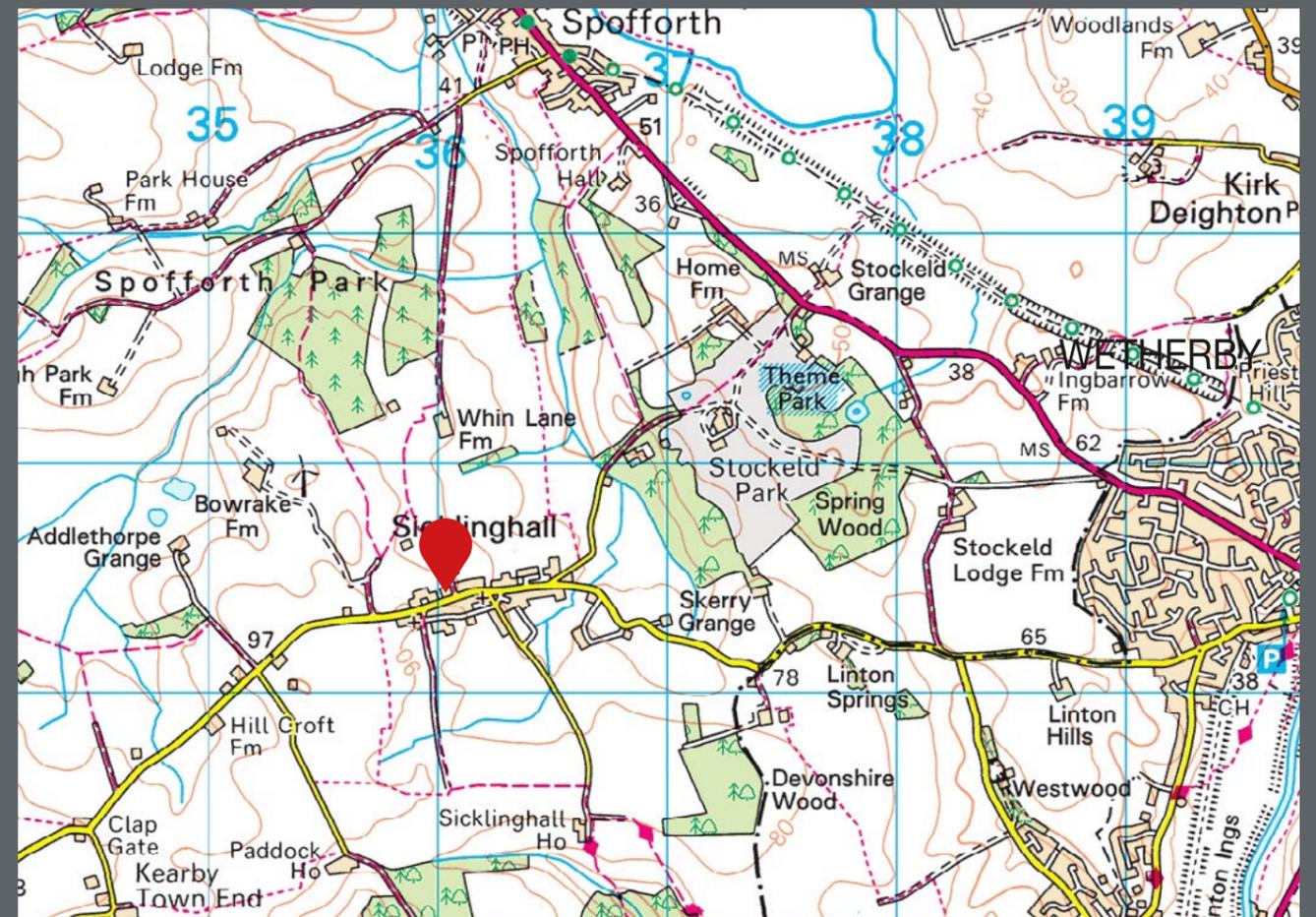
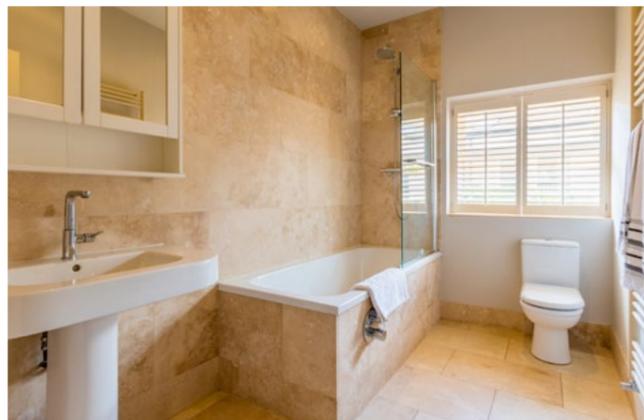
Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

DIRECTIONS

Sat nav: LS22 4BD

Proceed out of Wetherby on the A661 in a north easterly direction. Turn left at the bottom of Spofforth Hill (there is a small roundabout) into Linton Road. Follow this road into Sicklinghall village. Crackhill Farm will be found on the right hand side, just after the Scotts Arms public house.

THE COTTAGE



Carter Jonas

DISCLAIMER

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