



MAUD HOUSE
Norwood, Near Harrogate

Carter Jonas

MAUD HOUSE, JACK HILL, NORWOOD, LS21 2QY

Harrogate - 11 miles

Otley - 5 miles

Leeds - 15 miles

Yorkshire stone house • Breakfast kitchen • Sitting room
Dining room • Office • Utility room • Boot room • Five
bedrooms • Three bathrooms • Attractive mature south
facing gardens • Double garage • Driveway • Detached
barn • Greenhouse • Breathtaking views • Stunning rural
location

Maud House dates back to the 1600s and was originally
three cottages, now a beautiful family home which has
retained many delightful original features including
mullioned windows, original beams, fireplaces and is
available to the market for the first time in 28 years.

Enjoying a private but not isolated position with incredible
panoramic views across the Washburn Valley towards
Timble and beyond whilst also taking in the delightful
view of Swinsty Reservoir. A vast array of beautiful walks are
on the doorstep including the Six Dales Trail. The location
is perfect for buyers who enjoy being out in nature as
well as being conveniently located for the commuter with
the business centres of Leeds and Bradford within easy
travelling distance. Rail services to London's Kings Cross
operate from Leeds and York (with connecting services
from either Harrogate or Ilkley) and Leeds/Bradford Airport
is within a short drive.

This beautiful Yorkshire stone property has been adapted
to offer excellent family accommodation arranged over two
floors with a staircase at each end of the house resulting
in bedroom accommodation which would work perfectly
for families with older children or for owners who like to
accommodate guests.

**A BEAUTIFUL 5 BEDROOM COUNTRY PROPERTY PROVIDING WELL
PRESENTED ACCOMMODATION OF CONSIDERABLE CHARM AND
CHARACTER, SET IN ATTRACTIVE MATURE SOUTH FACING GARDENS
WITH A BARN AND DOUBLE GARAGE, ENJOYING BREATHTAKING VIEWS
ACROSS THE WASHBURN VALLEY AND SWINSTY RESERVOIR.**



The property briefly comprises an entrance hall, sociable breakfast kitchen with seating area, cloakroom with separate WC, boot room with entrance to rear gardens, utility room, sitting room overlooking the gardens, formal dining room adjacent and an office/study enjoying views over the Washburn Valley. The first floor, on the east side, accommodates the principal bedroom with fitted wardrobes, an en suite bathroom and overlooks the gardens, two further bedrooms and a house bathroom. The west side of the first floor is approached via a second staircase located in the dining room. This boasts two bedrooms, one with Washburn Valley views and the other with garden views and a bathroom in between.

The outside of the property is extensive with beautiful gardens with a large selection of mature fruit trees and bushes, which have been lovingly cultivated with colourful beds, borders surrounding various immaculate lawns, cleverly positioned seating areas designed to take advantage of the incredible vistas and the sunshine. There is a gated gravel driveway leading to the detached barn which offers plenty of different potential uses, a large timber double garage, a vegetable area with greenhouse and a useful fenced in dog run with kennel. At the front of the property there are steps and a gated entrance with floral gardens and borders behind a dry stone wall. There are also various other planted areas which have been stocked to provide pretty colour throughout the year and there is a seating area specifically designed to enjoy the fabulous views of Swinsty Reservoir.



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 the property benefits from mains water and electricity. The property is on a septic tank for drainage. Central heating is provided by means of an oil fired boiler with a modern bunded oil tank in the garden.

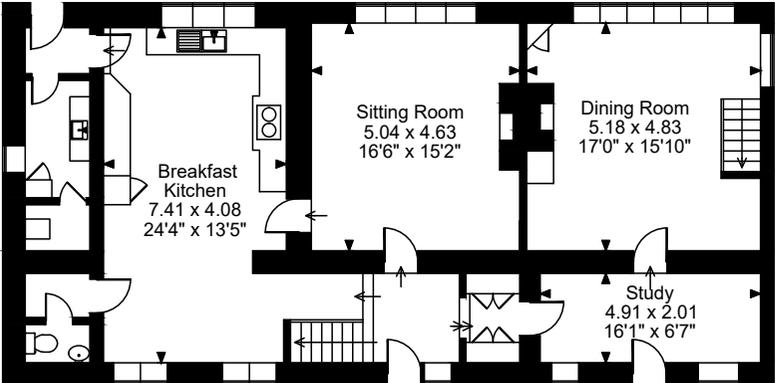
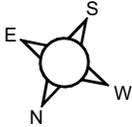
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS21 2QY: Proceed out of Harrogate in a westerly direction to Norwood via Penny Pot Lane. At the T junction, turn left onto the B6451 towards Farnley/Otley. Continue for just over 1.5 miles and shortly before Stainburn Forest turn right into Brat Lane. Continue on this country lane for about a mile. Maud House can be found at the point in which the lane forks and joins Maud Lane – take the left fork and the driveway and garage will be on your right, behind the house.

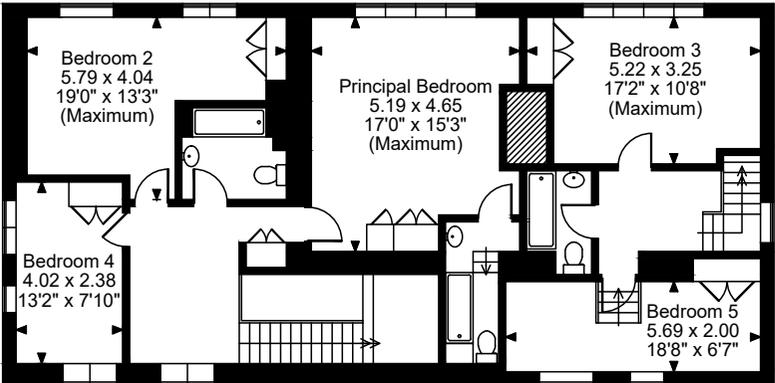
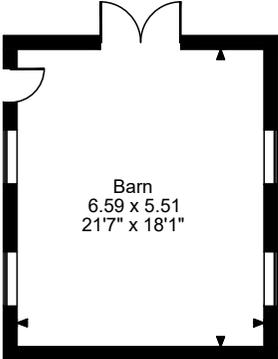
From Otley on the B6451 turn left into Top Lane, follow this road which turns into Maud Lane and you will approach the house from behind. The driveway and garage will be on the left, before the end of the lane.



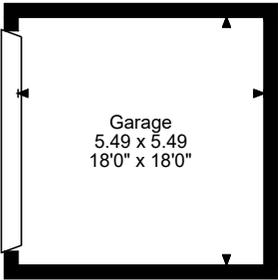
Maud House, Jack Hill, Norwood
Approximate Gross Internal Area
Main House = 2,605 sq ft / 242 sq m
Garage = 324 sq ft / 30 sq m
Barn = 391 sq ft / 36 sq m
Total = 3,320 sq ft / 308 sq m



Ground Floor



First Floor



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 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		71
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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