



## **KILN HOUSE**

Kirkby Overblow, Near Harrogate

**Carter Jonas**

## **KILN HOUSE, MAIN STREET, KIRKBY OVERBLOW, HG3 1HD**

Harrogate - 6 miles  
Leeds - 12 miles  
A1(M) - 9 miles

Reception hall · Cloakroom · Sitting room · Dining room  
Garden room · Breakfast kitchen · Landing · Principal bedroom with a dressing room and an en suite shower room · Two further bedrooms · House bathroom  
Separate annexe with a sitting room, bedroom and a shower room · Double garage · Parking · Store room  
Lovely west facing garden · Orchard · Paddock and stable block · Discreet and private setting · In the traditional heart of this popular and sought after village

Kiln House occupies a private and little known position, just off the Main Street, within a short walk of the village centre. The village is known for its strong sense of community and has a range of facilities including a highly regarded primary school, church, public house, children's playground and village tennis courts. A more extensive range of everyday facilities can be found in Harrogate and Wetherby – both within 6 miles distance. The village is conveniently located with nearby access onto Harrogate's southern bypass (A658) as well as the A61 to Leeds. Mainline railway stations in Leeds and York (connections are available from nearby Pannal station) provide Intercity services to London's Kings Cross and Leeds/Bradford Airport is within a 20-minute drive.

Kiln House is an attractive detached property which is believed to have been built around the mid 19th Century, originally a granary with cart shed and a cobbler's shop. It was converted to a residential dwelling in the 1930s and has been altered and extended since. Scope exists to further extend the property, subject to the appropriate planning consent

**AN APPEALING DETACHED PROPERTY PROVIDING WELL PROPORTIONED 3 BEDROOM ACCOMMODATION WITH SCOPE FOR FURTHER EXTENSION, TOGETHER WITH A SEPARATE SELF CONTAINED ANNEXE OFFERING EXCELLENT ANCILLARY ACCOMMODATION, OCCUPYING A DISCREET POSITION JUST OFF THE MAIN STREET WITH A LOVELY WEST FACING GARDEN, ORCHARD, Paddock AND A STABLE BLOCK.**



being granted. It occupies a lovely discreet position in the heart of the village and has a west facing garden, orchard, double garage and a paddock with a stable block. In all the gardens and grounds extend to almost an acre (0.4 ha).

The accommodation is arranged over two floors and includes a central reception hall, cloakroom, three reception rooms, breakfast kitchen, principal bedroom with a dressing room and an en suite shower room together with two additional bedrooms and a house bathroom. In addition there is a separate self contained annexe which offers excellent ancillary accommodation for visiting guests or alternatively a home office facility.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold.

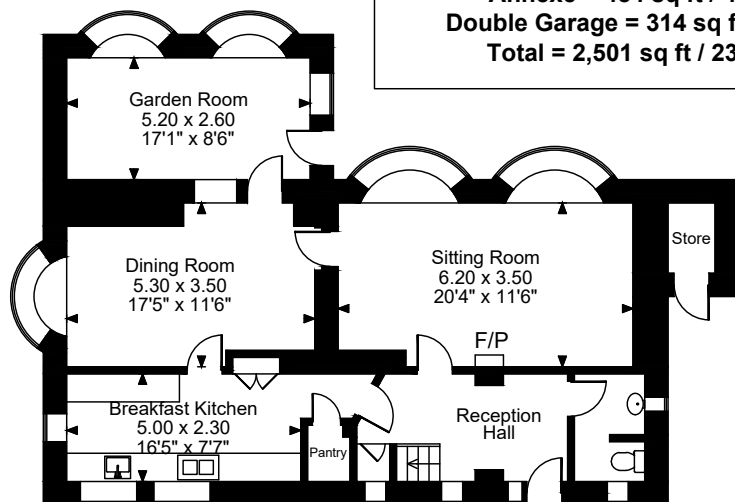
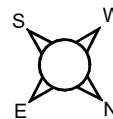
**Services:** We are advised that all mains services are installed. Oil fired central heating to the main house. Electric night storage heating to the annexe.

**Viewing:** Strictly by appointment through the selling agents - 01423 523423.

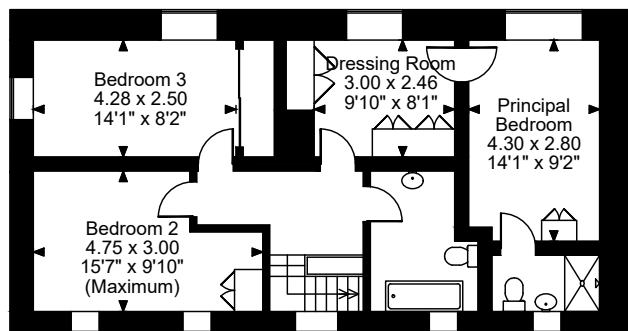
**Directions - HG3 1HD:** From the A658 Harrogate bypass, take the turning signposted to Kirkby Overblow. Proceed down the hill into the village. The road bends gently around to the right. Shortly after the 'school' sign there is a drive on the right which leads up to Kiln House. When viewing, it is probably easier to park on the Main Street and walk up to the property.



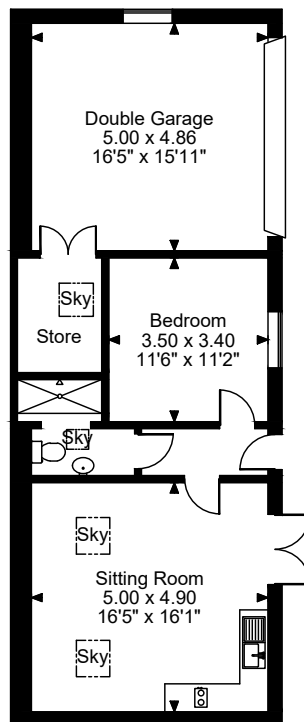
**Kiln House, Kirkby Overblow**  
**Approximate Gross Internal Area**  
**Main House = 1,703 sq ft / 158 sq m**  
**Annexe = 484 sq ft / 45 sq m**  
**Double Garage = 314 sq ft / 29 sq m**  
**Total = 2,501 sq ft / 232 sq m**



**Ground Floor**



**First Floor**



**Annexe**

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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