



WARREN HILL

Warsill, Near Harrogate

Carter Jonas

WARREN HILL, WARSILL, HG3 3LH

Harrogate – 9 miles
Pateley Bridge – 6 miles
Ripon – 9 miles

Reception hall • Cloakroom • Sitting room • Garden room • Dining room • Study • Breakfast kitchen • Utility room • First floor landing • Principal bedroom with an en suite shower room • Guest bedroom with an en suite shower room • 3 additional double bedrooms • House bathroom • Sweeping driveway approach • Substantial double garage with a games room/home office above • Plant room • Substantial 3,150 sqft (293 sqm) general purpose outbuilding • Well established lawned gardens • Stables • Paddock • Surrounded to the south and east by open countryside • Superb views • Extremely private position

Warren Hill occupies a private and secluded position in the heart of Lower Nidderdale, virtually hidden from public view. Whilst occupying such a fantastic country setting, the surrounding towns of Harrogate and Pateley Bridge and the city of Ripon are all within easy driving distance and provide an excellent range of everyday facilities. For the commuter, the commercial centres of Leeds, Bradford and York are within daily travelling distance. The railway station in Harrogate connects directly with mainline stations in York and Leeds, giving access to London's Kings Cross. The property is situated close to some stunning scenery including Brimham Rocks, Fountains Abbey and Studley Deer Park and Water Garden – a renowned heritage site.

Warren Hill is an impressive modern country house, originally constructed in 2004 and having been the subject of further extension in more recent years. It provides excellent and well planned 5 bedroom family accommodation which extends to almost 2,700 sqft (251 sqm) of living space. It occupies a very private setting amidst just under 4½ acres (1.82 ha) of gardens and grounds.

A SUPERB AND PRIVATELY SITUATED MODERN COUNTRY HOUSE PROVIDING EXCELLENT 5 BEDROOM FAMILY ACCOMMODATION, TOGETHER WITH A SUBSTANTIAL GENERAL PURPOSE BUILDING SUITABLE FOR A VARIETY OF USES, OCCUPYING A LOVELY POSITION AMIDST JUST UNDER 4½ ACRES (1.82 HA), ENJOYING FANTASTIC VIEWS AND SITUATED TO THE NORTH WEST OF HARROGATE, WITHIN THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY.





The accommodation is arranged over 2 floors and includes a reception hall, cloakroom, sitting room with an adjoining garden room, dining room, study, an excellent breakfast kitchen and a utility room. On the first floor is a landing, principal bedroom with an en suite shower room, guest bedroom with an en suite shower room together with 3 additional double bedrooms and a house bathroom.

Outside, the property is approached via a sweeping driveway, leading to the rear of the house where there is a large parking area and the substantial double garage. To the side of the garage is a plant/store room whilst above is a large games room or a home office facility. The extensive gardens and grounds surround the property – to the front is a flagged entertaining terrace with a hot tub. Sweeping lawned areas lie to the side and rear, bordered to the east by a paddock with stable block.

A significant and important further attribute is a substantial general purpose outbuilding, being steel framed and previously used as a joinery workshop and storage facility. The building extends to about 3,150 sqft (293 sqm) and is split into 2 equal sections. There is ample parking on adjoining concrete hardstanding.



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 mains electricity is installed with a back up generator. Water is supplied via a bore hole. Drainage is to a septic tank. Central heating is oil fired.

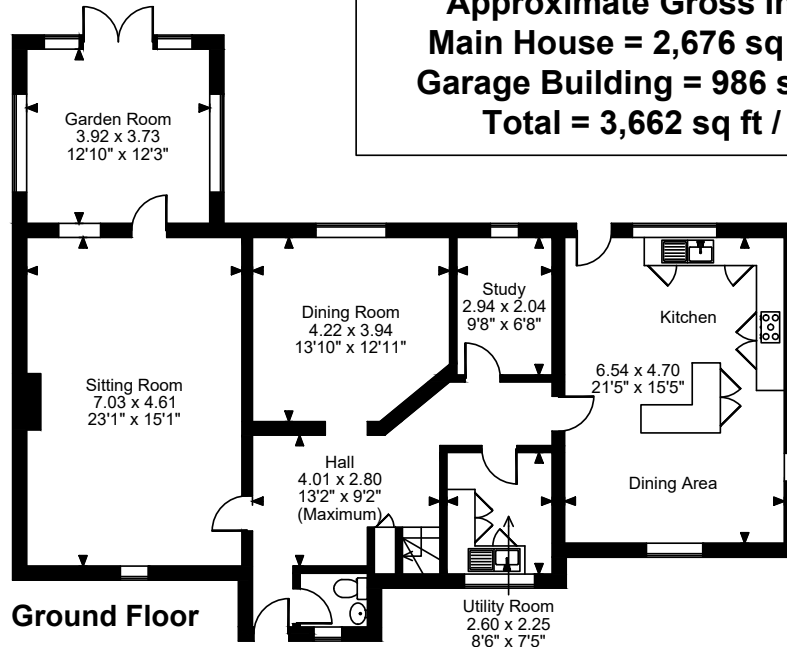
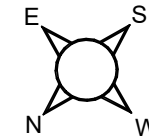
Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - Postcode - HG3 3LH: From Harrogate proceed in a northerly direction on the A61 towards Ripon. At the second Ripley roundabout, take the second exit onto the B6165 towards Pateley Bridge. After just over ½ a mile, turn right into Fountains Road, signposted Bishop Thornton/ Fountains Abbey and continue for about 3 miles. After passing Careless House Farm, take the left turn, signposted to Brimham Rocks and Warren Forest Caravan Park. Continue on this road for just over 1½ miles. Turn left into Warren Lane, signposted Warren Forest. Proceed down the hill and as the road bends to the right, turn left. This drive leads to Warren Hill.

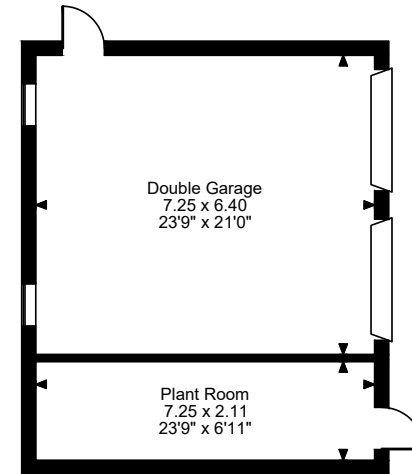




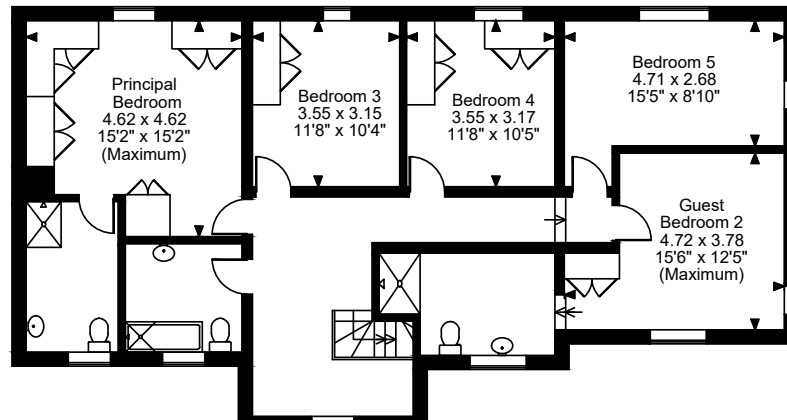
Warren Hill, Warsill
Approximate Gross Internal Area
Main House = 2,676 sq ft / 249 sq m
Garage Building = 986 sq ft / 91 sq m
Total = 3,662 sq ft / 340 sq m



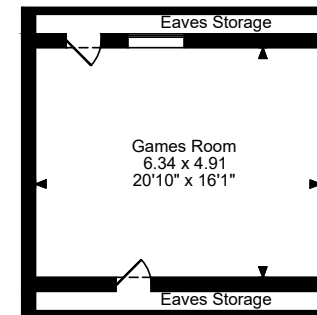
Ground Floor



Garage – Ground Floor



First Floor



Garage – First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

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

carterjonas.co.uk

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