



## **SOUTH VIEW**

Burton Leonard, Near Harrogate

**Carter Jonas**



## **SOUTH VIEW, COPGROVE ROAD, BURTON LEONARD HG3 3SJ**

Harrogate – 9 miles

Ripon – 6 miles

A1(M) – 5 miles

Reception hall · Sitting room with a wide bow window  
Family room · Study · Kitchen · Adjoining dining area  
Walk in pantry · Utility room · Cloakroom · Storage cellar  
Landing · Principal bedroom with an en suite shower room · Two additional double bedrooms · House bathroom · Secondary staircase leading to a separate landing · Guest bedroom · Bathroom · Attic room on second floor · Double garage · Ample additional parking · Lovely well screened south facing gardens extending to about 1/3 of an acre · Productive vegetable garden · Beautiful village setting

South View occupies an appealing position in the heart of the village. The village is extremely well equipped with a post office/general store, public house, two village halls, a church, a primary school rated as outstanding, a number of sports clubs and good broadband. The village is within the catchment area for Ripon Grammar School. The spa town of Harrogate and the Cathedral city of Ripon are both within easy reach where a full range of everyday facilities can be found. There is easy access to the A61 and the A1(M) making the commercial centres to the north and south within comfortable daily travelling distance.

South View is an attractive village property which has recently been the subject of extensive refurbishment, creating a lovely family house with a beautiful ambience. The accommodation is arranged over two floors and includes a central reception hall, sitting room, study, family room, kitchen with an adjoining dining area, utility room/cloakroom and a storage cellar. On the first floor is a landing, principal bedroom with an en suite shower room, two further double bedrooms and a house bathroom.

**A CHARMING PERIOD HOUSE PROVIDING SIGNIFICANTLY IMPROVED AND WELL PROPORTIONED 4 BEDROOM FAMILY ACCOMMODATION, SET AMIDST LOVELY GARDENS EXTENDING TO ABOUT 1/3 OF AN ACRE AND OCCUPYING A DISCREET POSITION IN THE HEART OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE, BETWEEN HARROGATE AND RIPON.**





A separate staircase, off the ground floor dining area, leads up to an additional double bedroom and bathroom with attic room above, providing flexibility as to its use and being ideal for visiting guests/relatives or a teenager's suite.

Outside, the property is set in delightful gardens which extend to about 1/3 of an acre and lie predominantly to the front and side of the house – facing south to the front. The gardens have been sensitively landscaped with lawned areas, meandering gravelled pathways, well stocked borders and private seating areas to enjoy the summer sunshine throughout the day. To the rear there is a large courtyard which is owned by the property together with a detached double garage and additional parking to the side.

## ADDITIONAL INFORMATION

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

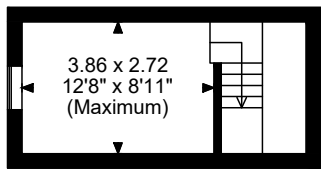
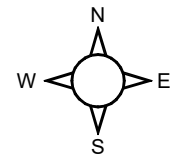
**Services:** We are advised that all mains services are installed. Central heating is provided by a gas fired boiler.

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

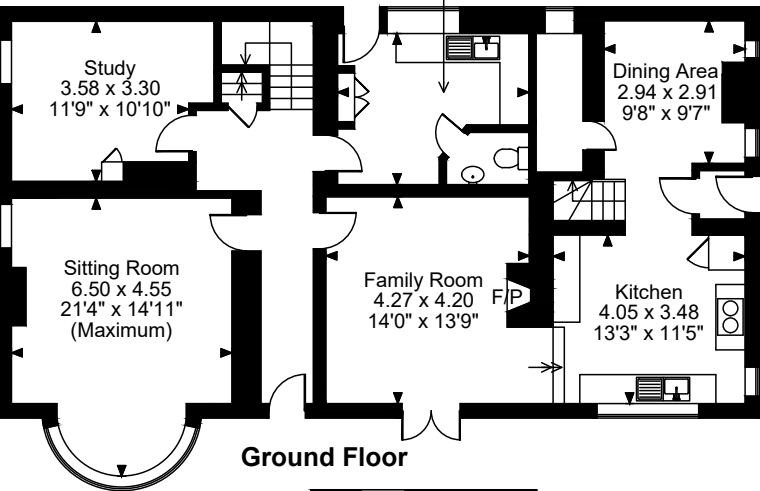
**Directions - HG3 3SJ:** On entering the village, continue down the hill with the village green on your right. Turn right at the village store/post office into Copgrove Road. Continue for a short distance and you will see a stone wall with railings above - this is South View. Park on the street and the pedestrian entrance gate provides access to the property.



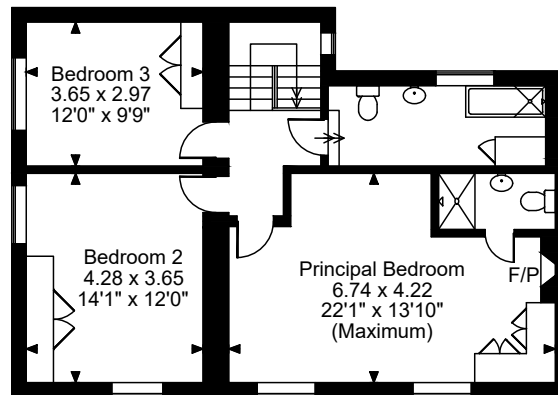
**South View, Copgrove Road, Burton Leonard**  
**Approximate Gross Internal Area**  
**Main House = 2,703 sq ft / 251 sq m**  
**Double Garage = 280 sq ft / 26 sq m**  
**Total = 2,983 sq ft / 277 sq m**



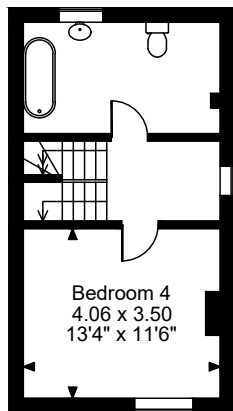
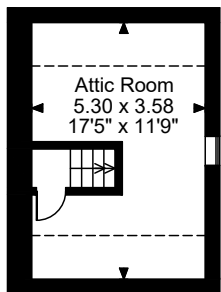
**Cellar**



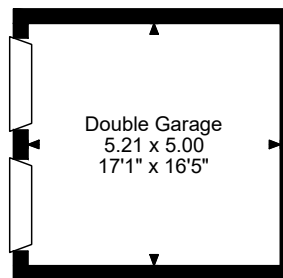
**Ground Floor**



**First Floor**



**First Floor Above  
Kitchen/Dining Area**



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		









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**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

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

**carterjonas.co.uk**

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#### **IMPORTANT INFORMATION**

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