



WINDRUSH HOUSE
Fortune Hill, Knaresborough

Carter Jonas

WINDRUSH HOUSE, FORTUNE HILL, KNARESBOROUGH, HG5 9DG

Knaresborough town centre – 1¼ miles
Harrogate – 5 miles
York – 19 miles
A1(M) – 5 miles

Windrush House is situated in a quiet cul-de-sac, just off the renowned Lands Lane, in one of Knaresborough's most prestigious and sought after residential neighbourhoods. The town centre is just over a mile away and provides an excellent range of everyday facilities together with a variety of schools for children of all ages, including the popular and highly successful King James's School. Transport links are very accessible with the railway station in Knaresborough operating regular direct services to the main hubs in Harrogate, Leeds and York, providing access to London's Kings Cross. Access to the A1(M) is within 5 miles to the east and Leeds/Bradford International Airport 16 miles to the south west.

Windrush House is a substantial detached property which was originally constructed in the 1930s. In more recent years, the property has been significantly and skilfully extended and reconfigured to create a practical and well planned family house, providing accommodation extending to just over 3,700 sqft (344 sqm) of excellent living space. The setting is delightful, the principal garden lies to the rear, facing due south, with an extensive lawned area bordered by well established hedging and trees and providing a safe and secure playing area for children.

The accommodation is arranged over two floors and includes a stunning double height reception hall, cloakroom, sitting room overlooking the garden, family room, dining room and a utility/laundry room.

AN IMPRESSIVE DETACHED PROPERTY PROVIDING SPACIOUS, WELL PLANNED AND IMMACULATELY PRESENTED FAMILY ACCOMMODATION, OCCUPYING A LOVELY SETTING AMIDST LARGE LAWNED GARDENS IN AN EXCLUSIVE AND HIGHLY SOUGHT AFTER RESIDENTIAL NEIGHBOURHOOD, ON THE NORTH WESTERN EDGE OF KNARESBOROUGH.





The heart of the house is the amazing open plan living kitchen which features a bespoke fully fitted kitchen with a walk in larder, dining area with a built in circular table with bench seating and an adjoining seating area. The room stretches 42 feet across the back of the house with bifold doors opening onto the terrace and garden beyond.

On the first floor is a galleried landing, principal bedroom with access to a south facing balcony, luxurious fully fitted dressing room and an en suite bathroom, together with two additional double bedrooms and a house bathroom. A separate staircase, just off the side hall on the ground floor, leads to the fourth double bedroom which has en suite shower room.

Outside, the property has a double entrance gated driveway which provides secure parking for several cars. The principal garden lies to the rear, facing due south. There is a raised terrace adjoining the house itself with steps leading down to an extensive lawned area with border fencing, shrubs, mature hedgerows and trees. Within the garden is a large storage shed and a timber garden room which could be used as a gym or home office facility.





ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

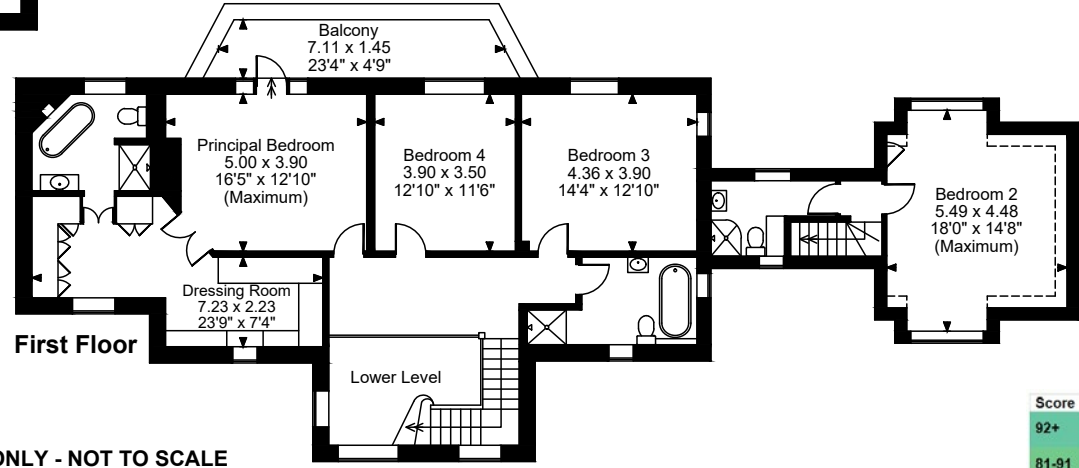
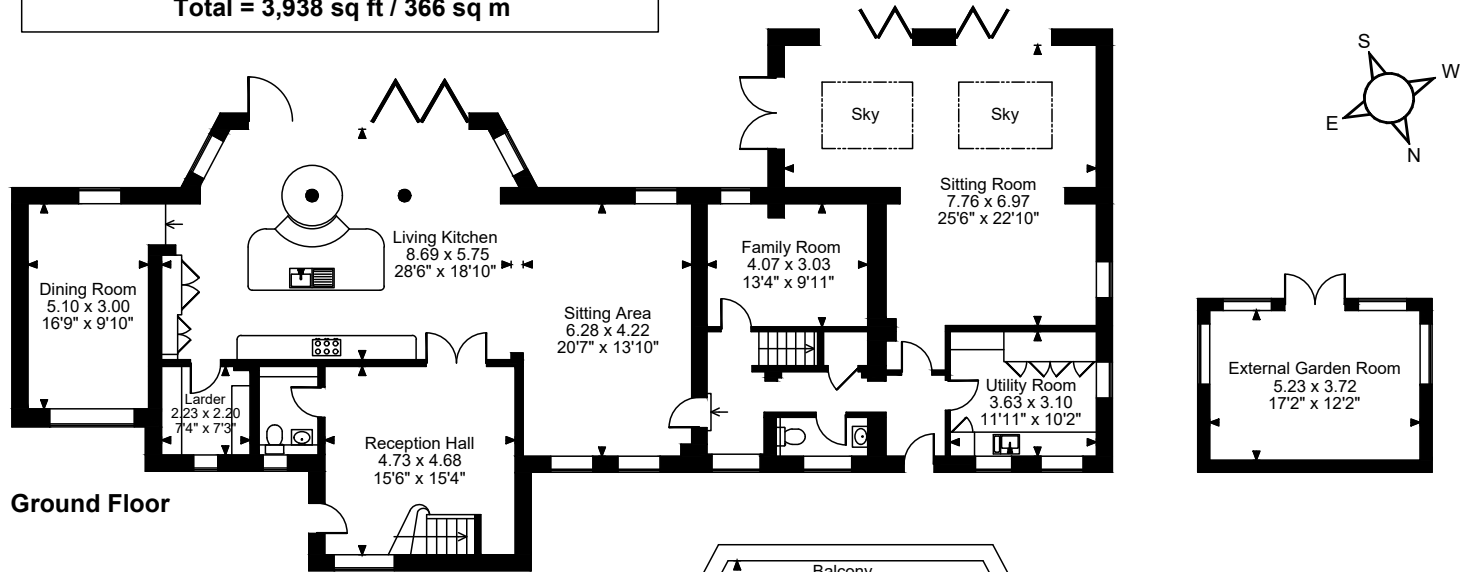
Services: We are advised that all mains services are installed. Central heating is provided by two gas fired boilers and there is underfloor heating in the living kitchen, adjoining sitting area, dining room and the hallway. The remainder of the house is served by radiators.

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

Directions - HG5 9DG: From the bottom of Knaresborough's High Street, turn left into Bond End and at the mini roundabout turn right into High Bond End. Proceed up the hill. Turn left into Lands Lane and follow the road round to the right. Towards the end of Lands Lane turn right and then left into Fortune Hill. Windrush House is the second property along on the left.



Windrush House, Fortune Hill, Knaresborough
Approximate Gross Internal Area
Main House = 3,729 sq ft / 346 sq m
External Garden Room = 209 sq ft / 19 sq m
Total = 3,938 sq ft / 366 sq m



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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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