



WILLOW HOUSE FARM
Norwood, Near Harrogate

Carter Jonas

WILLOW HOUSE FARM, NORWOOD, HG3 1SJ

Harrogate – 6 miles

Leeds – 18 miles

York – 29 miles

Leeds Bradford International Airport – 13 miles

Entrance hall · Cloakroom · Sitting room · Garden room
Dining room · Living kitchen · Study · Snug · Playroom
Inner hall · Utility room · Cellar · Leisure wing with
steam room · Boiler room · Galleried landing · Five first
floor bedrooms · House bathroom · Separate shower
room · Superb principal bedroom on the second
floor with dressing room and an en suite bathroom
Games/cinema room on the first floor of the west wing
Electrically operated entrance gate · Drive providing
ample secure parking · Large double garage · Covered
walkway entrance · Cobbled courtyard · Large south
facing lawned garden

Willow House Farm occupies a lovely semi-rural setting surrounded by open countryside in an Area of Outstanding Natural Beauty, close to Fewston, Swinsty and John O'Gaunt Reservoirs, with some scenic countryside walks literally on the doorstep. It is situated within easy daily travelling distance of the surrounding towns of Harrogate, Otley and Ilkley, all of which offer a varied range of daily facilities, together with excellent schools for children of all ages. For the commuter, the principal West Yorkshire business centres of Leeds and Bradford are very accessible and Leeds/Bradford International Airport is within a 20 minute drive.

Willow House Farm is a substantial detached property providing very spacious accommodation extending to over 7,300 sqft (678 sqm) of living space, being ideal for everyday family living and entertaining. It occupies a semi-rural yet convenient position, adjoining farmland, and has a large south facing lawned garden which provides a safe and secure playing area for children.

AN IMPRESSIVE AND SUBSTANTIAL DETACHED PROPERTY PROVIDING SPACIOUS FAMILY ACCOMMODATION OF SIGNIFICANT CHARACTER, HAVING A LARGE ENCLOSED SOUTH FACING GARDEN, ENJOYING LOVELY COUNTRYSIDE VIEWS AND SITUATED TOWARDS THE END OF PENNY POT LANE, JUST 6 MILES TO THE WEST OF HARROGATE.





The accommodation is extensive, exudes charm and character and includes an entrance hall with cloakroom, sitting room, study, garden room, dining room, a superb living kitchen with an adjoining snug and children's playroom. There is an inner hall, off which lies the utility/laundry room and a cellar. Within the west wing there is the potential to accommodate a gym/exercise area with a steam room and separate boiler room.

The bedroom accommodation is arranged over the first and second floors – there is a superb principal bedroom suite on the second floor together with 5 bedrooms on the first floor, a house bathroom and a separate shower room. There is additional first floor accommodation over the west wing, accessed from the leisure area, ideal for use as a games/cinema room.

The property is approached via a sliding electrically operated entrance gate giving access to the drive, which leads down to the large double garage. The drive is large enough to provide secure parking for several vehicles. Access to the house is via a covered walkway which leads to a delightful cobbled courtyard adjoining the house with the large lawned garden beyond.





ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold and vacant possession given on legal completion.

Services

We are advised that mains water and electricity are installed. Drainage is to a septic tank. Central heating is provided by oil fired boilers.

Viewings

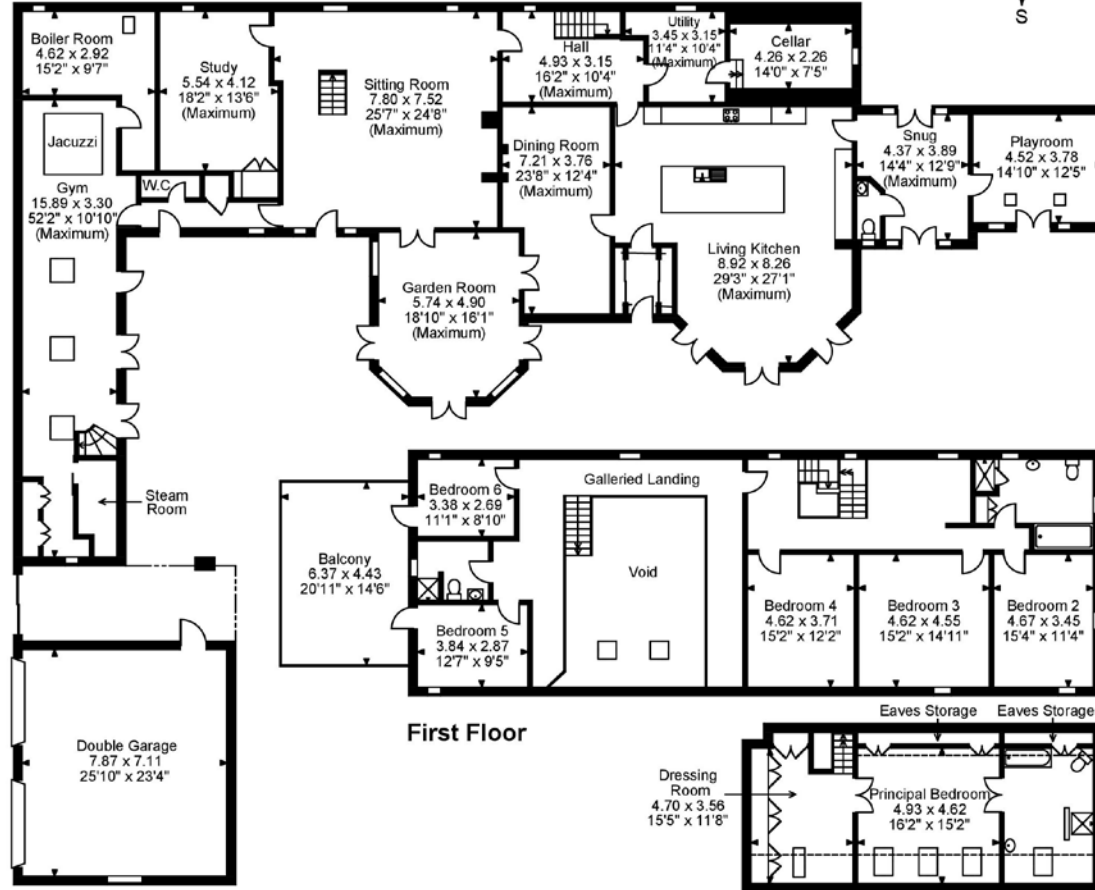
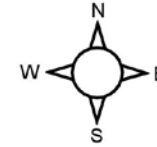
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG3 1SJ

Head out of Harrogate on the A59 towards Skipton. At the roundabout by the Curious Cow public house, turn left onto the B6161 and proceed to the next roundabout. Take the third exit onto Penny Pot Lane. Continue down the lane, passing the Army apprentices college and continue for approximately 3.5 miles. Willow House Farm is on the left hand side, shortly after the turning right into Constable Ridge Road.



Willow House Farm, Norwood
Approximate Gross Internal Area
Main House (Including Eaves Storage) = 7,338 sq ft / 682 sq m
Double Garage = 610 sq ft / 56 sq m
Total = 7,948 sq ft / 738 sq m



First Floor above Garage

Ground Floor

Second 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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