



ROUNDHILL HOUSE, HEALEY HG4

£2,000,000

NORTH  
RESIDENTIAL

# Impressive country home with luxurious annexe, double garaging and views.

The origin of Roundhill House dates back to 1903. The current owners have upgraded this stunning family home to an exceptional standard, and the recent conversion of the adjacent Coach House provides a luxurious contemporary annexe or high-end holiday cottage.

The excellent versatile accommodation extends to just shy of 5,000 square feet in total including the double garaging.

The main house is arranged over two floors offering an abundance of character throughout, featuring high ceilings with lighting roses, deep skirting boards and many retained period features.

The welcoming entrance lobby provides access to an impressive central reception hall with a staircase to the upper floor and doors to all the principal reception rooms, including a cosy sitting room with wood burning stove, fitted cabinetry, and illuminated display shelving.

To the opposite side of the hallway is a particularly generous dual aspect living room with a large bay window, distant views towards the reservoir, feature gas fireplace and a door out to the terrace and gardens.



<b>Tenure</b> Freehold	<b>Local Authority</b> North Yorkshire	<b>Council Tax Band</b> Band E	<b>EPC Rating</b> E & D
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# Key Features

- Detached 5 bed main house
- Luxurious separate 3 bed coach house / annexe
- Large double garage
- Impressive gardens and grounds
- Adjacent woodland (leased from Yorkshire Water)
- Stunning views over Roundhill Reservoir



## Main House

A particular feature of the ground floor is the stunning open plan dining kitchen with bespoke painted cabinetry, granite work surfaces, integrated appliances, and a large island. This space has a dining area with a bay window enjoying stunning views across the gardens and reservoir beyond. There is also a useful boot/utility room, cloakroom w/c and an externally accessed boiler room.

To the first floor, a half landing leads to the family house bathroom and the main landing. The principal bedroom enjoys outstanding views from two elevations, has a range of built-in wardrobes, and leads to an en suite shower room. There are four further guest bedrooms, one of which is used as a study.

A delightful enclosed rear courtyard off the kitchen leads to the adjacent detached coach house / annexe.



## The Coach House

This detached two storey property has recently been fully renovated and offers chic and modern interiors finished to exacting standards throughout, arranged as an upside down house to ensure the stunning views and light are maximised.

The accommodation comprises of a spacious reception hall leading to a luxurious principal bedroom with a dressing area and luxurious en suite. There are two further guest bedrooms serviced by a generous house bathroom. A contemporary glass and timber staircase leads to the first floor living accommodation.

A modern fitted kitchen with integrated appliances and ample space for a dining table with the benefit of a large utility room. The separate living room is cosy yet contemporary and features a modern electric fire, original beamed ceiling and French doors leading to a large roof terrace, a perfect elevated place to enjoy the breathtaking rolling countryside and view of the reservoir.



# Outside

The property is set in an idyllic elevated position directly overlooking Roundhill Reservoir in the stunning Yorkshire Dales with views of the Arnagill Tower opposite.

The private gardens surround the property and are mainly laid to lawn with established flower beds and borders with various mature trees and shrubs. Various patio seating areas are ideally placed for entertaining and taking in the breathtaking distant views. A generous gravelled driveway provides off road parking for numerous vehicles.

There is a large double garage attached to the coach house, in addition to a separate single garage, used as a garden shed, to the opposite side of the house.



## Location

This idyllic location offers privacy and seclusion, yet the property is just six miles from the quaint market town of Masham, which features award-winning butchers, a grocer, a bakery, a small supermarket, and a monthly farmer's market means that facilities are close at hand. It also has a primary school, doctors surgery and pharmacy. For additional shopping and recreational facilities, the historic cathedral City of Ripon is just fifteen miles away. Leyburn and Northallerton are around a half-hour drive, making it an ideal base to explore the Yorkshire Dales National Park.

The Victorian spa town of Harrogate is also under an hour's drive.

## Services

We are informed that the property is connected to mains electricity, water, and drainage. Oil-fired central heating is installed.

## Directions - HG4 4LT

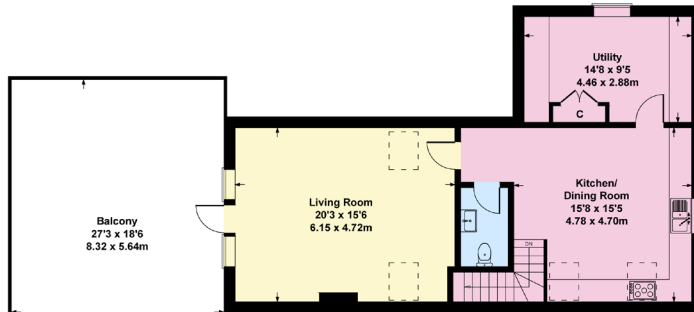
From Masham, drive through Fearby and Healey and continue towards Leighton. As you drop down the hill after Leighton, go past the Leighton Reservoir car park and continue over the reservoir bridge. Take a left turn at Pott Bank, a marked private road.

For a precise location visit the [what3words.com](https://www.what3words.com) website and enter the following location: ///reset.scouts.drizzly

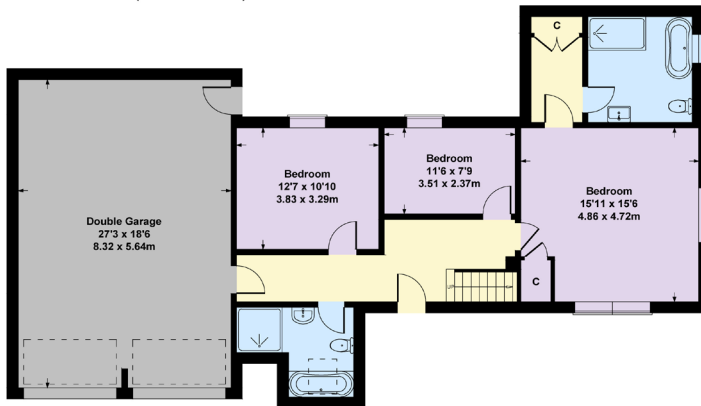






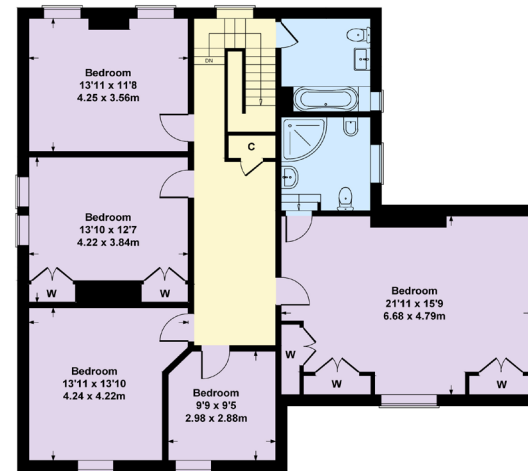


COACH HOUSE (FIRST FLOOR)

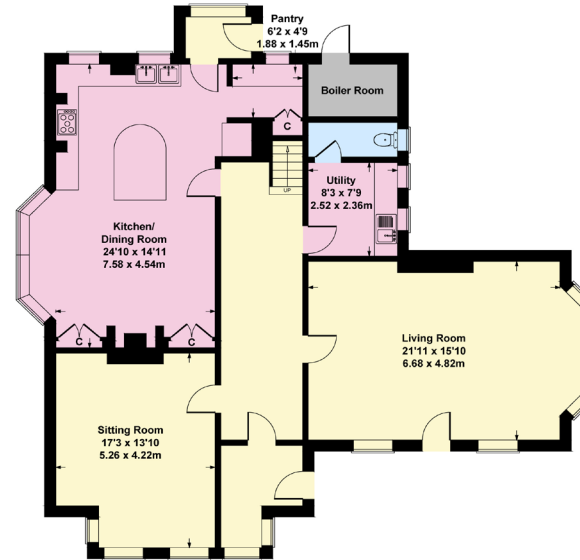


COACH HOUSE (GROUND FLOOR)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.



FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA  
 House - 2799 sq ft - 260 sq m  
 Coach House - 1562 sq ft - 147 sq m  
 Garage - 505 sq ft - 47 sq m  
 Total - 4866 sq ft - 454 sq m

Roundhill House, Healey, Ripon, North Yorkshire

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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