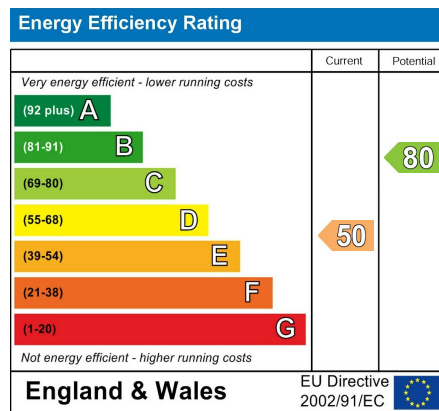


Floor Plan



TOTAL FLOOR AREA : 5515 sq.ft. (512.4 sq.m.) approx.

Energy Performance Certificate



Directions

From Harrogate proceed out of the town on the A59 Sipton Rd. At Menwith Hill, turn right towards Darley. Before the Wellington public house turn left towards Thornthwaite on Low Lane and proceed up the hill and continue onto the level where Wilks House is easily found on the right hand side, clearly marked by a Hopkinsons for sale board.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,450,000

Wilks House Farm, Thornthwaite, Nr Harrogate, North Yorkshire, HG3 2QX 4 Bedroom House - with Land

Wilks House Farm is a stunning Nidderdale small holding situated in a private and peaceful setting with amazing views over its own grounds of circa 7 acres located in an area of outstanding natural beauty.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The main dwelling offers a comfortable four bedroom detached family home with a separate annex and outbuildings including a dog kennel/run.

In the six years since our client purchased the property, he has purchased the original trackway approach and the property now features a private driveway providing a very impressive entrance to Wilks House. There are two electric gates and a CCTV system that provides additional security for the property.

Wilks House comprises an inviting reception hall with guest cloakroom and a spacious lounge with feature fireplace housing a multi fuel burning stove. Within the lounge is a study area and double doors leading into a conservatory, which overlooks the private grounds and has far reaching views. Additionally, there is a large dining room with another feature fireplace and multi fuel burning stove, breakfast kitchen including an Esse range cooker and a separate utility room with entrance door to the front driveway.

At first floor there is a master bedroom with fitted furniture, dressing room and a modern ensuite with a shower over the bath, w/c and hand basin. Guest bedroom with ensuite shower room with walk in shower, w/c and hand basin, with two further double bedrooms served by an updated family house bathroom.

There is a detached annexe that offers the potential to create a self-contained accommodation for teenagers or relatives, with sliding doors that provide access to a patio which is an ideal entertaining area. The annexe is currently being used as a leisure area with an AquaPro hydro pool self cleaning swim spa with swim against jets and there is also a kitchen area and a luxury shower room with w/c. At first floor is a spacious area that currently is utilised as a hobby room and for storage but subject to the necessary building consent, could form two super bedrooms.

Additionally, there are two remotely controlled up over entrance doors that provide garaging for two cars.

There is a newly constructed outbuilding providing useful storage for vehicles and garden equipment, a purpose-built dog pen with a concreted floor and there has been significant improvements to the dry-stone walling and fencing surrounding the property.

Outside is an attractive well-maintained garden with colourful flowerbeds, borders and spacious patio areas, two wildlife ponds and to the rear of the property a further lawn garden area with greenhouse. A main feature of Wilks House are the far reaching views across its own grazing land, which leads down to a wonderful woodland and stream side wild meadow, great for children and dogs, with the stream running through and wild flowers that grow providing a haven for wildlife.

