



**Roundhill  
Bewerley  
Harrogate**









## 17th century Country Estate in the heart of the Yorkshire Dales.



Roundhill Estate features a 17th century Grade II listed Country House and two detached stone barns privately situated in the heart of the Yorkshire Dales.

Nidderdale's Area of Outstanding Natural Beauty, is one of only 46 in the UK with the finest countryside and special places worthy of protection.

The house is nestled into the surrounding woodland and hillside with mature gardens, stream and water falls within the 40 acre estate.



**£1,850,000**

Freehold



The house has a self contained leisure wing with a gym, swim spa and sauna, the property also enjoys the benefit of its own private spring.

Roundhill Estate has been owned by the same family for 37 years and updated over that time and has been maintained regardless of cost.

The current owners have found the property to be a great family home privately set in 40 acres offering a safe place for children to explore and enjoy country pursuits. This is a unique property for a family who enjoy their privacy.

The former attached barn has been converted into a self contained leisure wing with a large bedroom upstairs along with an entertainment room and bar. On the ground floor there is a modern kitchen, gymnasium, swim-spa, shower, changing room and WC facilities.

Two detached Yorkshire stone barns offer development potential and there is significant detached garaging with workshop and greenhouse.

The approach to Roundhill can only be described as stunning and the property offers something extremely special and unique.

















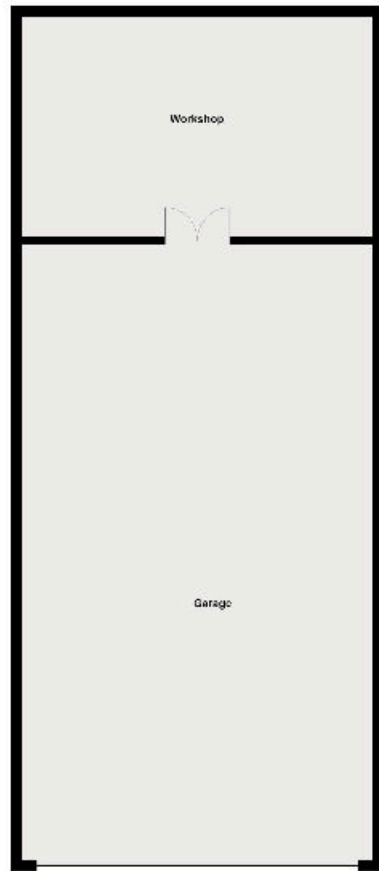




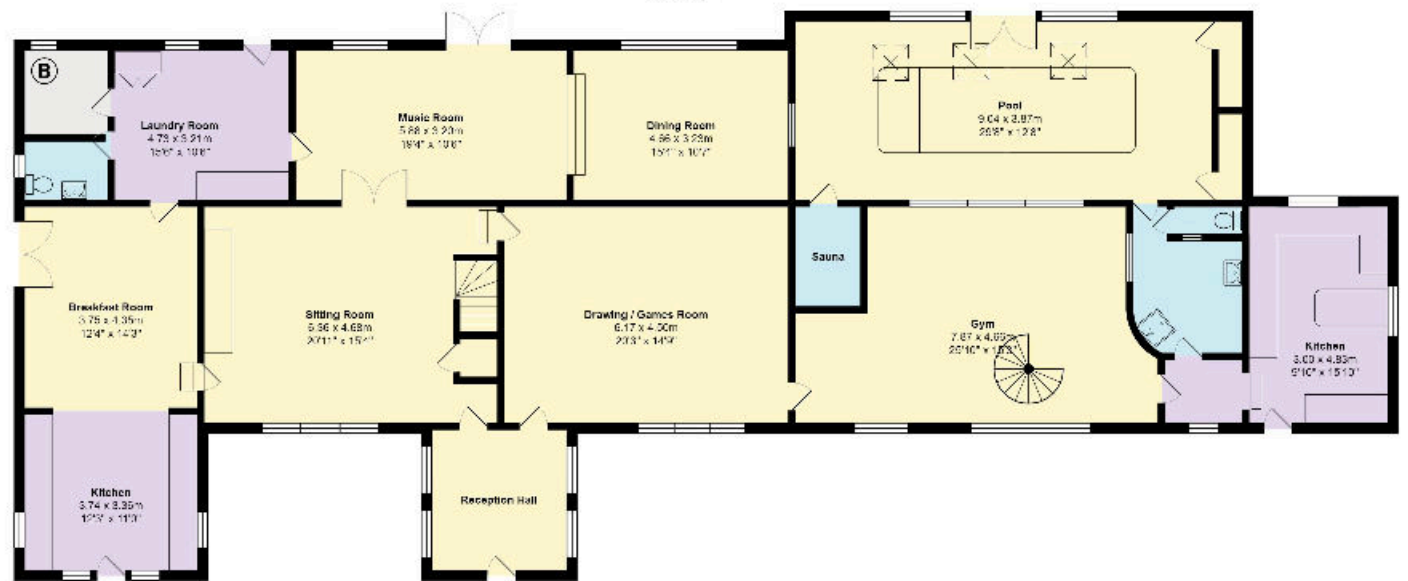






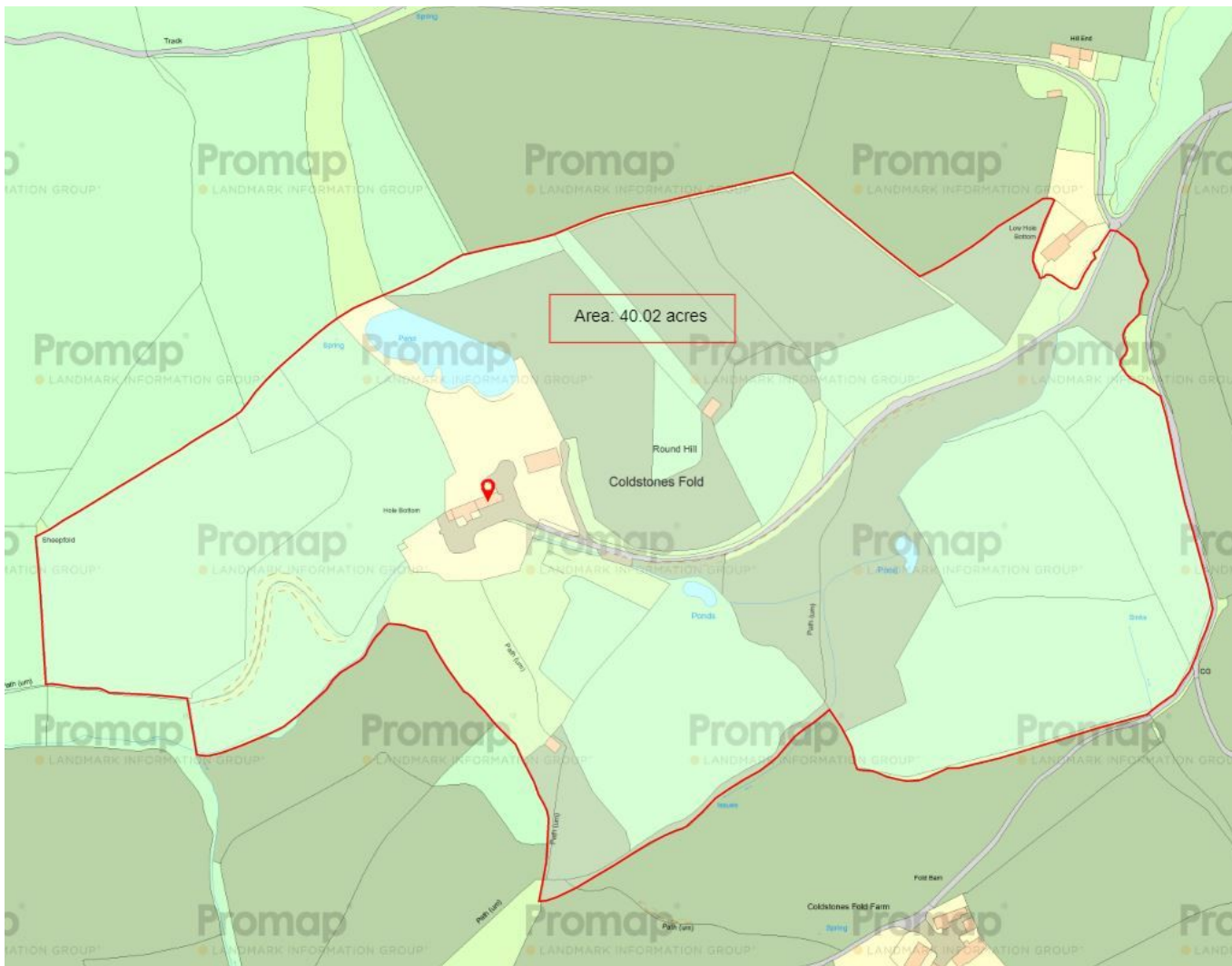


First Floor



Ground Floor





## Location

Roundhill is situated west of Pateley Bridge and less than 30 minutes to Harrogate or Ripon where there are an abundance of revered schools, restaurants, bars and amenities. The property benefits from easy access to the business centres of Leeds and York. The A1(M) is 18 miles away and Leeds Bradford Airport is 18 miles.

## Directions

From Pateley Bridge on Ripon Road, continue on the B6265 until you pass The Royal Oak pub on your right hand side, then take the first right turn after roughly 100m slightly up hill onto a private road. Follow this road (West Lane) all the way to the end.

## Services

Mains electricity. Private water and drainage. Oil central heating.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

[www.knightfrank.com](http://www.knightfrank.com)

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Harrogate  
24 Albert Street  
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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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