

Windmill House Pannal Road Follifoot





A unique home in a beautiful and peaceful setting.



An extremely rare opportunity to purchase an 18th Century windmill conversion in a stunning location forming part of Follifoot Ridge.

Windmill House dates back to the 18th Century and was extended in 1976 with a further extension in 1997.

The property occupies a private position in circa a third of an acre and benefits from a separate garage and outbuilding that is currently utilised as a music studio and home office.



The main house offers excellent accommodation over three floors briefly comprising of; rear utility with cloaks, lovely breakfast kitchen with oil fired Aga and access into the garden room with beautiful views of the garden, ground floor shower room and WC, main central formal entrance leading into the stunning living room that is the original windmill. On the other side is a family snug that leads you into a more formal drawing room with further views of the garden. The property benefits from a ground floor guest bedroom with en-suite.

The first floor is accessed up the unique circular staircase part of the original windmill and leads you into a circular bedroom with a balcony. There is a house bathroom, third bedroom and a corridor leading to the master bedroom with en-suite and feature balcony.

The circular staircase then takes you up to the fifth bedroom on the second floor that is at the top of the windmill. There is a hatch that gains access onto the roof of the windmill offering incredible panoramic views.

Externally the property offers beautifully landscaped private gardens, terraced area for entertaining, spacious driveway for numerous vehicles, large garage and a separate outbuilding that could easily be converted into an annexe.

The garden has a vast array of birdlife and wildlife at different times throughout the year.











Approximate Gross Internal Floor Area
Main house = 2,932.52 sq ft
Garage = 372.28 sq ft
Garden House = 473.2 sq ft
TOTAL = 351.1 sq m / 3,778 sq ft

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 the text of the Particulars

Knight Frank
Harrogate
24 Albert Street
Harrogate HG1 1JT

knightfrank.co.uk

We would be delighted to tell you more.

Daniel Rigg
01423 535373
daniel.rigg@knightfrank.com

Harlan Pollitt
01423 535 375
harlan.pollitt@knightfrank.com

Location

Windmill House is situated in a peaceful countryside location between Pannal and Follifoot, whilst only a 10 minute drive into the centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The A1(M) is 7 miles away and Leeds Bradford Airport is 10 miles.

Directions HG3 IDP

After leaving Harrogate town centre on Leeds Road continue to the lights in Pannal and turn left onto Pannal Road passing Pannal golf club on your right hand side, after approximately a mile, you will see the for sale board and take the left turn into Follifoot Ridge, continue to the end of the lane where you will see Windmill House.

Services

Mains water, electricity and private drainage to a septic tank are installed. Oil fired central heating.

Tenure

Freehold with vacant possession.

Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

Web: www.knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

