



WELBOURNE HOUSE
Burton Leonard, Near Harrogate

Carter Jonas

WELBOURNE HOUSE, SCARAH LANE, BURTON LEONARD, HG3 3RS

Harrogate - 9 miles

Ripon - 6 miles

York - 22 miles

A1(M) - 5 miles

Reception hall • Cloakroom • Sitting room • Family room • Dining room • Breakfast kitchen • Garden room • Utility room • Inner hall • Living room/home office • Bedroom 6/gym • Adjacent shower room • First floor landing • Principal bedroom, dressing room and an en suite bathroom • Guest bedroom with an en suite shower room • Third bedroom • House bathroom • Second floor landing • Two double bedrooms - each with en suite shower rooms • Gated entrance • Gravelled drive approach • Double Garage • Garden store • Lovely south facing garden to the front • Flagged courtyard to the rear • Private and little known position • Popular and conveniently located village

Welbourne House occupies a private and secluded setting within a short walk of the village centre, with its appealing tree lined village green. The village is extremely well equipped with a post office/general store, public house, two village halls, a church, a popular primary school and a number of sports clubs. It is also in the catchment area for secondary schools in Ripon, notably Ripon Grammar School. Harrogate and Ripon are both within easy reach and provide a comprehensive range of everyday facilities. There is easy access to the A61 and the A1(M) making the commercial centres to the north and south within comfortable daily travelling distance. There is also a frequent bus service throughout the day to both Ripon and Harrogate.

Welbourne House is a very attractive detached property, constructed in 1980 in a classical Georgian style. In more recent years the property has been substantially altered and extended to provide exceptional family accommodation,

A SUPERB DETACHED FAMILY HOUSE PROVIDING SPACIOUS AND IMMACULATLY PRESENTED ACCOMMODATION EXTENDING TO OVER 4,200 SQ FT (390 SQM) OF LIVING SPACE, WITH A LOVELY SOUTH FACING GARDEN AND OCCUPYING A DISCREET POSITION WITHIN A SHORT WALK OF THE CENTRE OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE, BETWEEN HARROGATE AND RIPON.



including the ability to create a self contained annexe/ granny flat within part of the ground floor. It occupies a private and discreet position, beautifully tucked away from the public view, yet is within a stone's throw of the village centre.

The accommodation is arranged over 3 floors and includes a central reception hall, 4 well proportioned reception rooms, breakfast kitchen and a utility room. The north wing has been skilfully adapted to provide additional accommodation including a living room/ home office, bedroom (currently used as a gym) and a shower room. This area has its own entrance and could easily be used a teenager's suite, annexe or granny flat. The spacious bedrooms are arranged over the first and second floors – there are 5 in total, 4 have en suite bath/shower rooms and there is an additional house bathroom.

Outside, the property is approached off Scarah Lane via a gravelled drive, shared in part with a neighbouring property. A private gated entrance and drive lead down to the property where there is a double garage and ample additional parking. The superb garden lies to the front of the house and forms a particular feature, being south facing, predominately lawned and affording much privacy. To the rear is a flagged courtyard.

ADDITIONAL INFORMATION

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

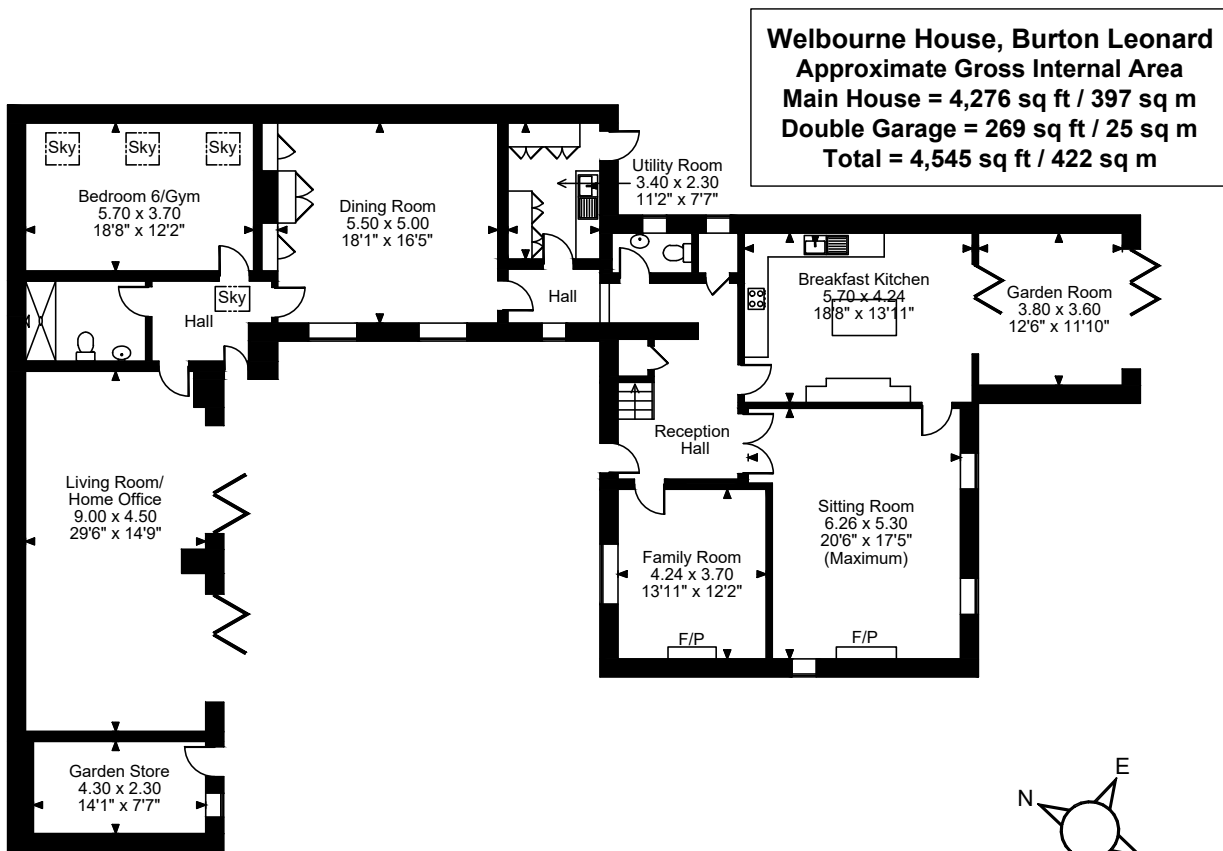
Services – We are advised that all mains services are installed. Central heating is provided by a gas fired boiler. Underfloor heating is installed in the north wing.

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

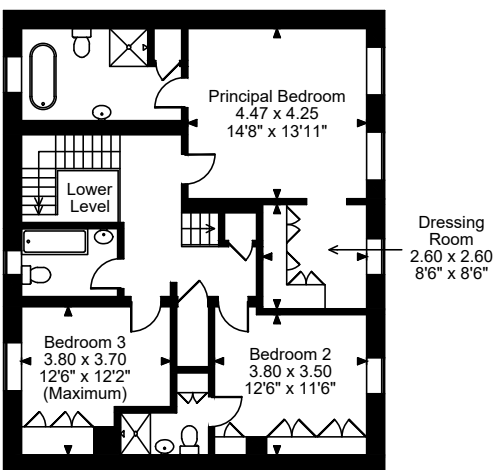
Directions – Postcode HG3 3RS – On entering the village and just before you get to the first part of the village green, turn right into Scarah Lane. Proceed past a row of terraced cottages and a white painted house. Shortly after, there is a curved brick wall on the left with a nameplate on the wall reading Welbourne House. Proceed down the driveway and round a left hand corner. Follow the drive down to the property.



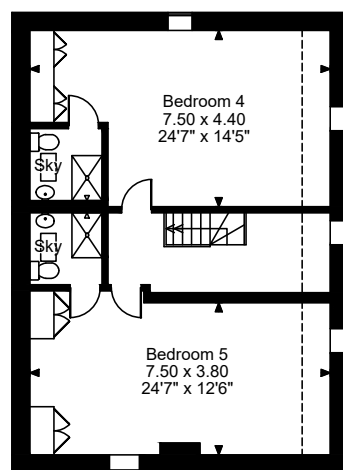




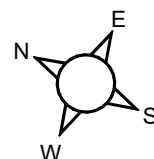
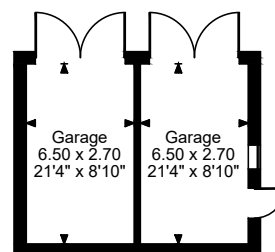
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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