



THE WINNOMS

Norwood, Near Harrogate

Carter Jonas

THE WINNOWS, SWINSTY FOLD, NORWOOD, HG3 1TE

Harrogate – 7 miles

Otley – 6 miles

Leeds – 16 miles

A1(M) – 17 miles

Reception hall · Cloakroom · Sitting room · Dining room
Snug · Breakfast kitchen · Utility room · Rear hall
Landing · Principal bedroom with an en suite bathroom
Guest bedroom with an en suite bathroom · Second
floor landing with study area · Two double bedrooms
· Shower room · Shared gated entrance · Tree lined
driveway · Detached double garage and additional
parking · Communal courtyard to front · Private lawned
gardens to the side and rear · Choice south and west
facing orientation · Stunning views over beautiful
countryside

The Winnows occupies a superb position within the heart of the Washburn Valley, in a designated Area of Outstanding Natural Beauty. It is situated within easy daily travelling distance of the surrounding towns of Harrogate, Otley and Ilkley, all of which offer a varied range of daily facilities, together with excellent schools for children of all ages. For the commuter, the principal West Yorkshire business centres of Leeds and Bradford are within 16 and 18 miles respectively and Leeds/Bradford International Airport is within a 20 minute drive.

The Winnows is an exceptional detached barn conversion forming part of a small and exclusive development of four unique family houses, approached via a secure gated entrance and a tree lined driveway. The barn was converted to a high specification in the early 2000s and has been comprehensively improved to a high standard during the current owners tenureship.

A SUPERB DETACHED BARN CONVERSION PROVIDING SPACIOUS AND IMMACULATELY PRESENTED FAMILY ACCOMMODATION OF CONSIDERABLE CHARM AND CHARACTER, WITH GOOD SIZED LAWNED GARDENS TO THE SIDE AND REAR, ENJOYING QUITE SPECTACULAR VIEWS TOWARDS SWINSTY RESERVOIR AND FORMING PART OF THIS SMALL AND EXCLUSIVE COURTYARD DEVELOPMENT.



The accommodation exudes a wealth of charm and character and includes a reception hall, cloakroom, sitting room, dining room, snug, breakfast kitchen and a utility room. On the first floor is a landing, principal bedroom with a large en suite bathroom together with a guest bedroom, again with an en suite bathroom. On the second floor is a spacious landing with study area, two double bedrooms (each with undereaves storage areas) and a shower room.

Outside, there is a detached double garage in the courtyard together with parking to the side for several vehicles. The principal garden area lies to the side and rear and enjoys a choice south and west facing orientation. Immediately adjoining the house is a large gravelled entertaining area from where amazing views are enjoyed towards Swinsty

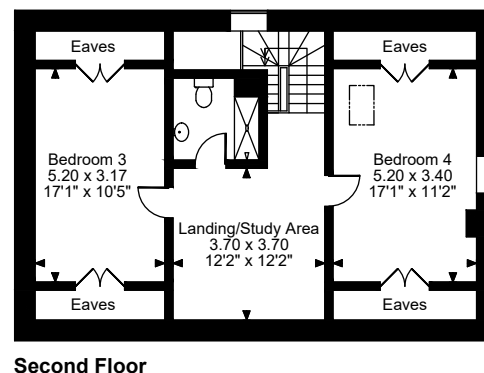
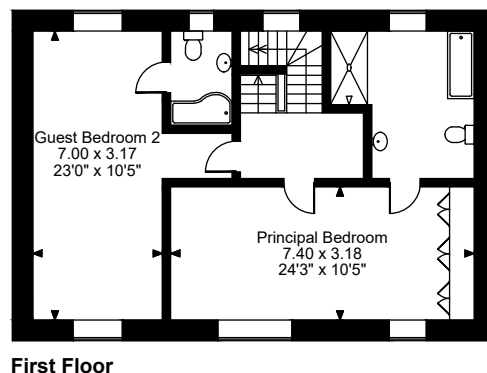
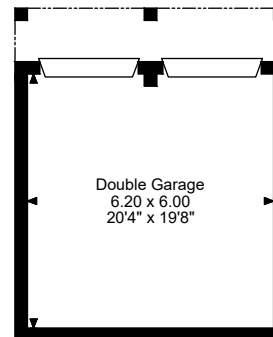
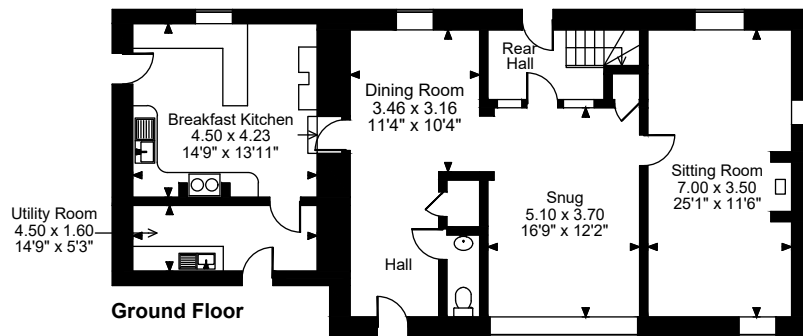
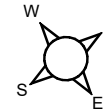
Reservoir. Beyond are good sized lawned areas bordered by dry stone walling.

Services: We are advised that mains electricity and water are installed. Drainage is to a shared private system. Central heating is provided by means of an oil fired boiler.

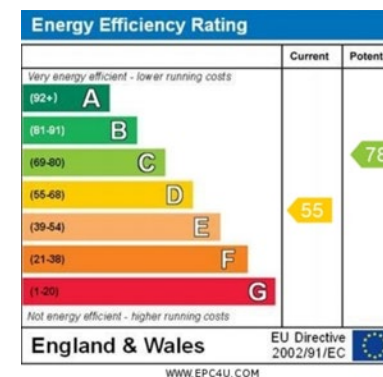
Directions - HG3 1TE: From Harrogate proceed out on the Otley Road towards Beckwithshaw. At the roundabout, turn left and continue past the Smiths Arms. Proceed round the right hand bend, past the left turning to North Rigton and take the next right turn into Norwood Lane. Continue to the end (approximately 3½ miles) and at the T junction in Norwood, turn left. After a short distance, turn right and this is the private drive which leads down to Swinsty Fold. As you drop down into the courtyard, The Winnows is on the right.



The Winnows, Swinsty Fold, Norwood
Approximate Gross Internal Area
Main House = 2,751 sq ft / 256 sq m
Garage = 400 sq ft / 37 sq m
Total = 3,151 sq ft / 293 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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