



**THE WINNONS**  
Norwood, Near Harrogate

**Carter Jonas**

## **THE WINNOMS, 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 Winnoms 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 Winnoms 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

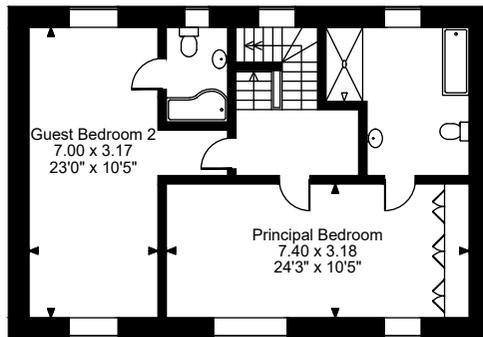
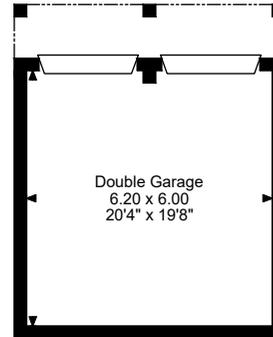
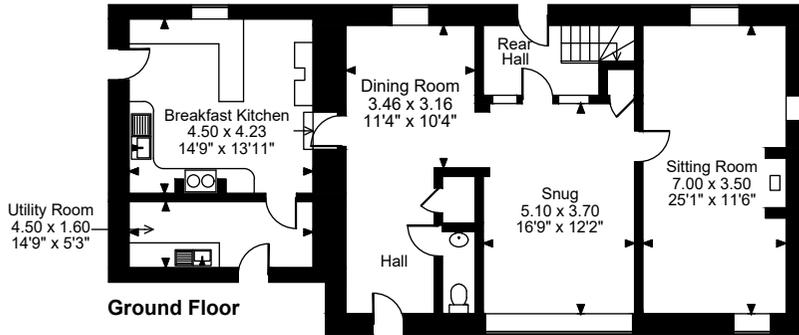
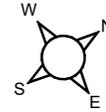
Reservoir. Beyond are good sized lawned areas bordered by dry stone walling.

**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.

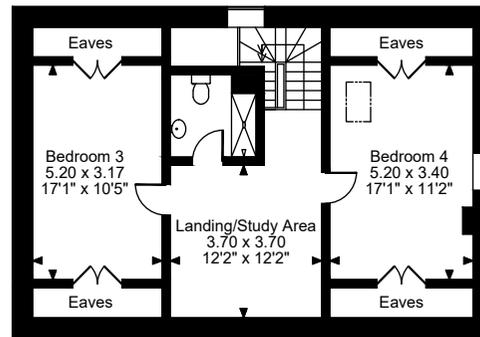
**Directions - HG3 1TE:** From Harrogate proceed out on the Otley Road towards Beckwithshaw. At the roundabout, turn left and continue past the Smiths Arms. Proceed round the right hand bend, past the left turning to North Rigton and take the next right turn into Norwood Lane. Continue to the end (approximately 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**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8608627/SAK



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





---

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

---

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.