

CARTHICK HOUSE FARM



CHAPEL HILL | KEARBY | WETHERBY | LS22 4BU



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Wetherby 5 miles Leeds to 12 miles.

A fantastic country house providing superb family accommodation, set in 7 acres of gorgeous gardens and grounds, enjoying panoramic views over Lower Wharfedale and occupying a superb position between Harrogate, Leeds and Wetherby.

CROFT

RESIDENTIAL

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ACCOMMODATION AND AMENITIES

Ground Floor

Reception hall, sitting room, dining room, living kitchen, side hall, utility room and wc

Lower Ground Floor

Changing room (gymnasium), wc, sauna and steam room. Heated swimming pool.

First Floor

Principal bedroom with ensuite and two further double ensuite bedrooms, both with fitted wardrobes.

First floor above garages

Master bedroom with ensuite and two further double ensuite bedrooms, both with fitted wardrobes.

The Barn

Ground Floor

Entrance hall, study and cloakroom

First Floor

Two double bedrooms with ensuite bathrooms and family room / sitting room.

Electric gated entrance, ample private parking, three large garages, beautiful landscaped gardens, summer house, additional storage area, gardeners' WC and workshop.

Paddock

In all approximately 7 acres.

INTRODUCTION

Carthick House Farm is an exceptional detached country house which has been skilfully developed by the current owners some 13 years ago, resulting in the creation of a spacious family house of significant quality. It provides accommodation ideally suited to everyday family living and its layout does lend itself to using one end of the home as an annexe for additional guests or family. It occupies a private and peaceful position, nestling beautifully in its gardens and grounds and enjoys panoramic views over Lower Wharfedale countryside.

The accommodation to the main house is arranged over two floors and is beautifully presented. All the fixtures and fittings are hand crafted by master joiners and designers and includes a grand reception hall, cloakroom, sitting room, dining room, a beautiful everyday living kitchen, side hall and a utility room.













On the first floor there is a superb galleried landing, master bedroom with an ensuite bathroom and two guest bedrooms with an ensuite bathrooms.

The barn has been developed to create additional living accommodation and is accessed from the main house or its own private entrance. It provides excellent accommodation arranged over two floors, including an entrance hall, cloakroom, study, family room and two double ensuite bedrooms. This area is ideal for relatives, additional guests or as a teenager's den. In addition, there is a superb indoor swimming pool which connects the house and the barn together with a large changing/shower room and a gymnasium.

Outside, the property is approached through electrically operated entrance gates with a driveway leading down to the garaging, which comprises three large garages, additional storage area and a gardeners WC. There is also a useful workshop within the courtyard.

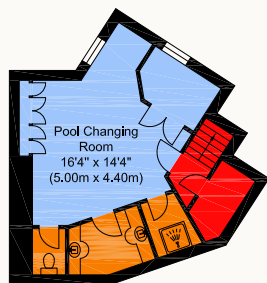
The principal garden area lies to the south and west of the property and features sweeping lawns with well stocked flower bed and borders as well as some lovely shrubs and trees. Adjoining the house is a secluded and private terrace providing an ideal area for summer entertaining. In addition, and discreetly located within the garden, there is a Nordic summerhouse which has double glazing and underfloor heating. Beyond the garden to the west there is a paddock together with an additional paddock, just across the lane, to the north. In all, the gardens and grounds extend to circa 7¼ acres.



ENVIRONS

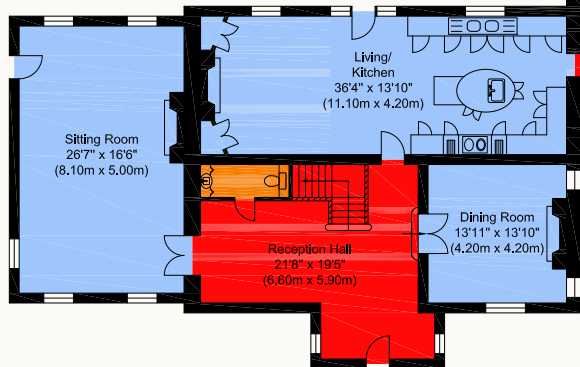
Carthick House Farm occupies a very special countryside position, located in the small hamlet of Netherby between the villages of Kirkby Overblow and Sicklinghall, but conveniently located for Harrogate, Leeds and Wetherby with nearby access onto the A61. For the commuter, Leeds city centre is only 12 miles to the South and the mainline railway stations in both Leeds and York can be accessed from connections at nearby Pannal and Weeton stations. These provide mainline services to London Kings Cross in under 2 hours. There is also a daily train to London from Harrogate station. Leeds/Bradford International Airport is only a 15 minute drive.

Carthick House



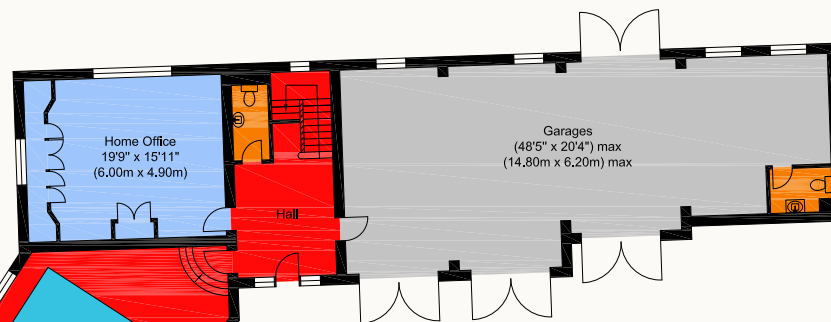
LOWER GROUND FLOOR

Approximate Floor Area 38.47 sq. m (414.08 sq. ft.)



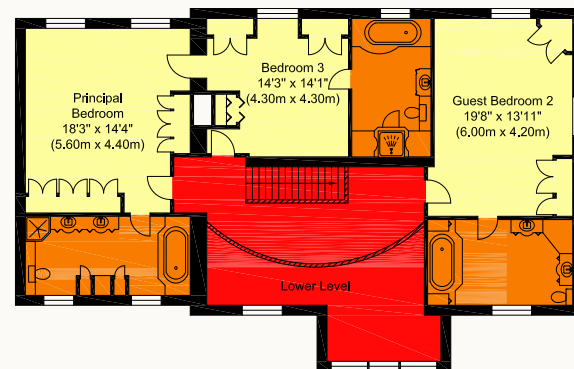
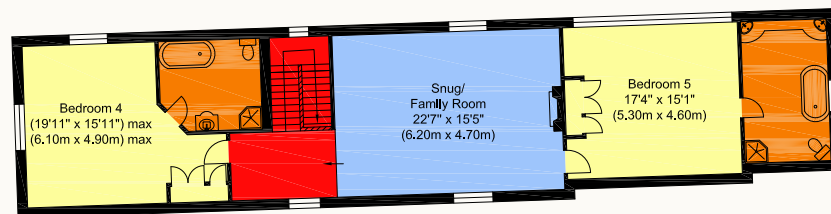
GROUND FLOOR

Approximate Floor Area 424.19 sq. m (4565.94 sq. ft.)



FIRST FLOOR ABOVE GARAGES

Approximate Floor Area 116.32 sq. m (1252.05 sq. ft.)



FIRST FLOOR

Approximate Floor Area 146.99 sq. m (1582.18 sq. ft.)

ADDITIONAL INFORMATION

Services

We are advised that the property has mains electricity and water. The heating is oil fired and there is a septic tank.

Local Authority

Harrogate Borough Council
www.harrogate.gov.uk

Tenure

We are advised the property is freehold.

Directions

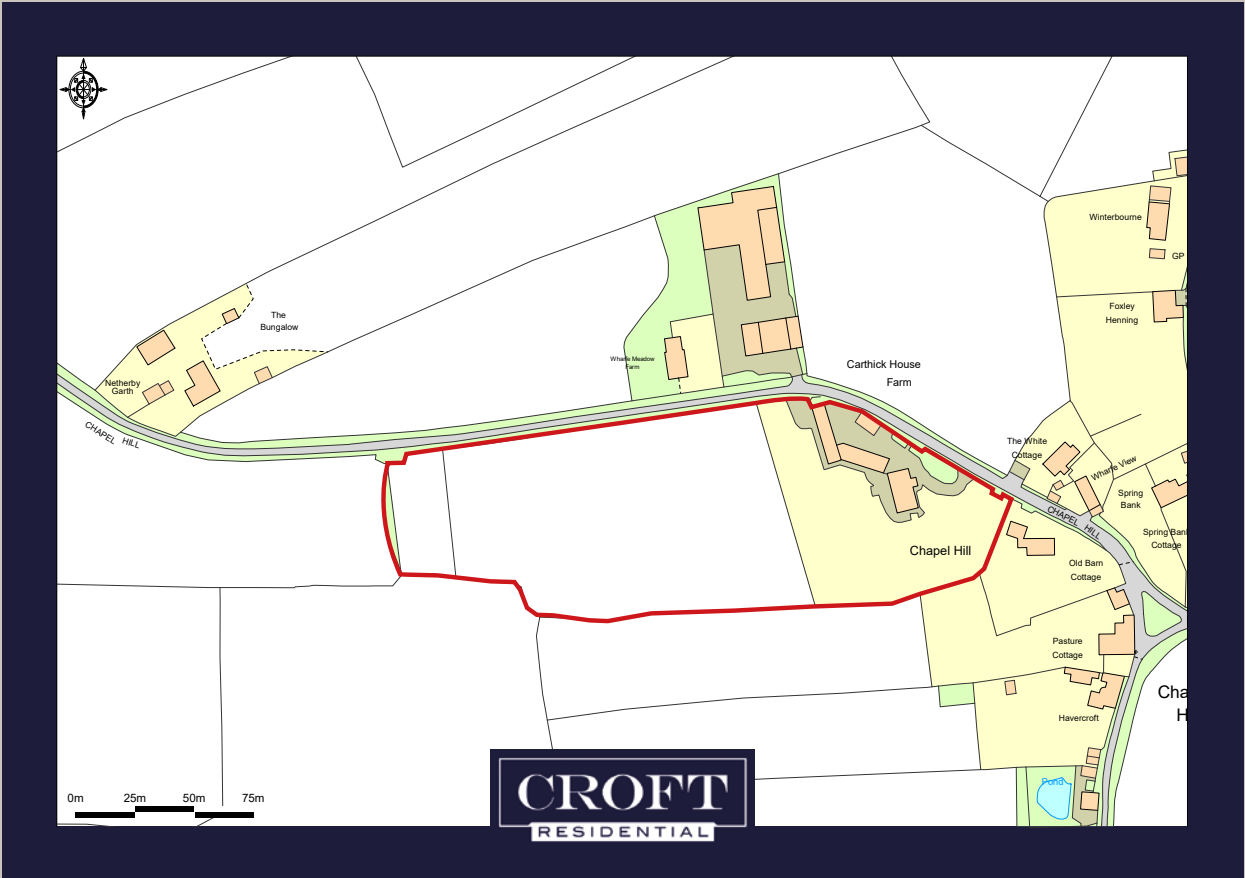
Travelling on Kirkby Lane take the turning to Kearby. Dropping into the village on Chapel lane, the road follows right and the property is on the left hand side with wooden electric gates.

Viewing

Strictly through the selling agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



