



Roundhill, Beverley, Harrogate HG3





ROUNDHILL FARM

Roundhill, Beverley

Harrogate HG3

Roundhill Estate features a 17th century Grade II listed Country House and two detached stone barns privately situated in the heart of the Yorkshire Dales.

Nidderdale's Area of Outstanding Natural Beauty, is one of only 46 in the UK with the finest countryside and special places worthy of protection.

The house is nestled into the surrounding woodland and hillside with mature gardens, stream and water falls within the 40 acre estate.

The house has a self contained leisure wing with a gym, swim spa and sauna, the property also enjoys the benefit of its own private spring.

Roundhill Estate has been owned by the same family for 37 years and updated over that time and has been maintained regardless of cost.



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The former attached barn has been converted into a self contained leisure wing with a large bedroom upstairs along with an entertainment room and bar. On the ground floor there is a modern kitchen, gymnasium and swim-spa.





The current owners have found the property to be a great family home privately set in 40 acres offering a safe place for children to explore and enjoy country pursuits. This is a unique property for a family who enjoy their privacy.



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Approach

The approach to Roundhill can only be described as stunning and the property offers something extremely special and unique.

Development Potential

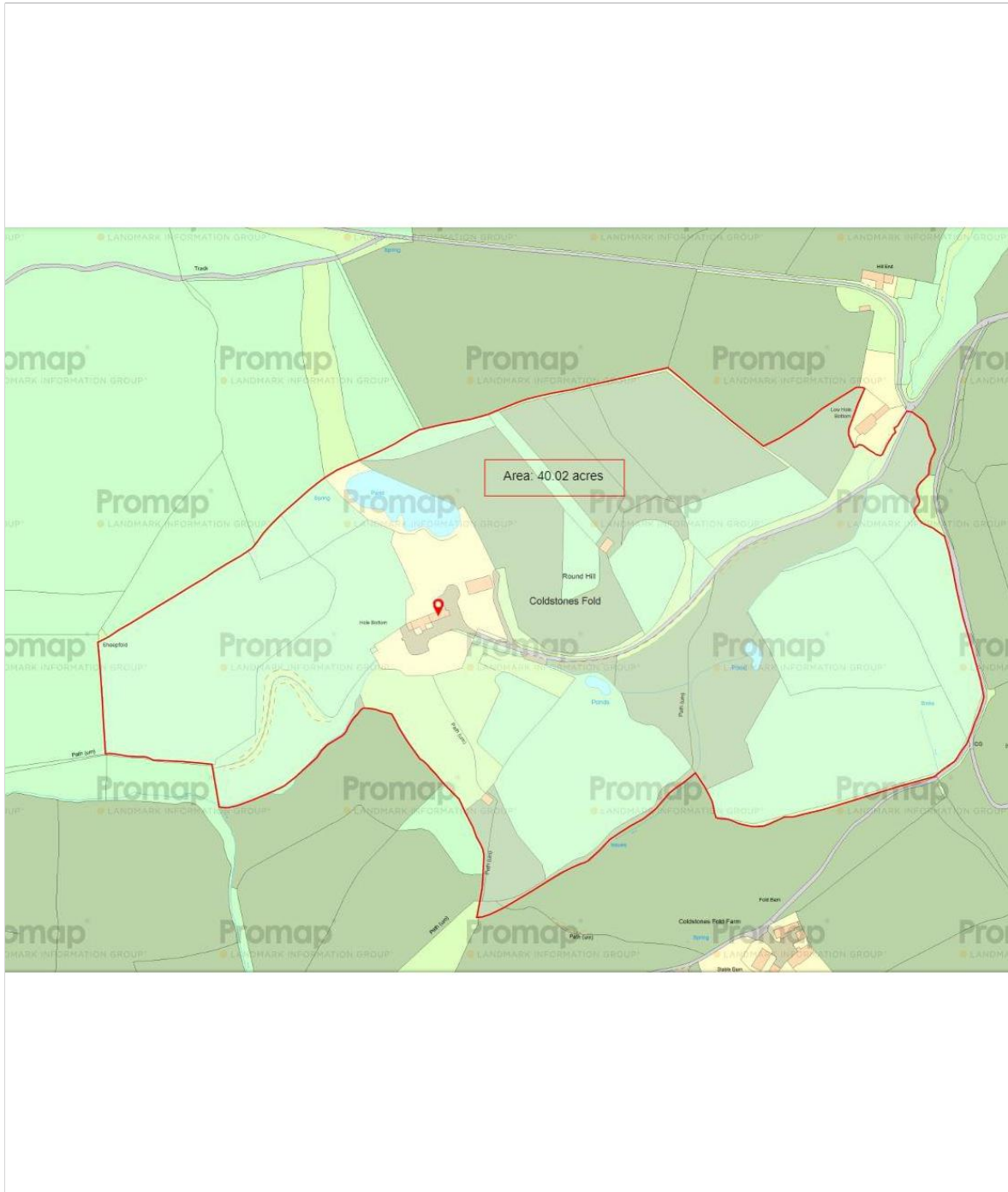
Two detached Yorkshire stone barns offer development potential (dependent on planning permission) and there is significant detached garaging with workshop and greenhouse.

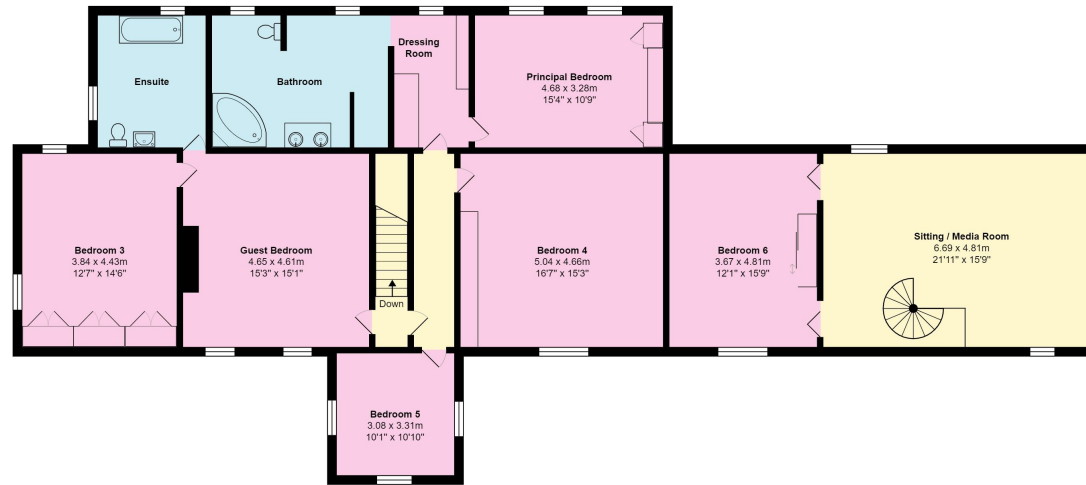
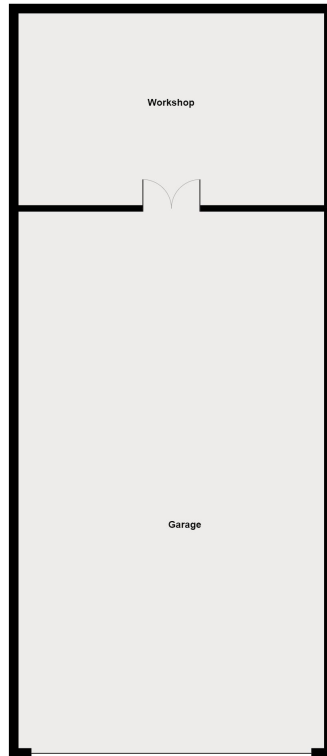
Location

Roundhill is situated west of Pateley Bridge and less than 30 minutes to Harrogate or Ripon where there are an abundance of revered schools, restaurants, bars and amenities. The property benefits from easy access to the business centres of Leeds and York. The A1(M) is 18 miles away and Leeds Bradford Airport is 18 miles.

Directions

From Pateley Bridge on Ripon Road, continue on the B6265 until you pass The Royal Oak on your right hand side, then take the first right turn after roughly 100m slightly up hill onto a private road. Follow this Lane (West Lane) to the end.





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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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.

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Particulars dated July 2022. Photographs and videos dated July 2022.

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