



WILLOW FARM, BURN BRIDGE, HG3

GUIDE PRICE £2,750,000





Impressive country home with courtyard, gardens and land.

Willow Farm is a stunning period home offering flexible family accommodation, including a self-contained 2 bedroom cottage, in an enviable edge of village location adjacent to open countryside to the favoured south side of Harrogate.

This truly unique property, with a sheltered courtyard garden at its centre, has excellent and immaculately presented accommodation comprising a welcoming reception hall with guest w/c and shower room, former gin gang which is now a light filled sitting room with exposed ceiling beams and a feature stone fireplace with inset wood burning stove, useful study, dining/games room with doors out to the courtyard garden, open grate fire, and a galleried landing above.

The adjacent dining kitchen, with fully fitted utility room and further w/c off, enjoys a range of bespoke hand painted shaker style cabinetry with granite work surfaces, central island unit in a contrasting colour with seating and marble work top, and space for a dining table and chairs in front of two full floor to ceiling windows overlooking the courtyard. This sociable space flows into a further sitting room with a triple aspect, vaulted ceiling with exposed beams, oak flooring and a feature fireplace with wood burning stove. A fabulous underfloor heated dining room with a partially glazed roof above overlooks the central courtyard via two sets of glazed double doors.



Tenure Freehold	Local Authority North Yorkshire	Council Tax Band Band H	EPC Rating D
---------------------------	---	-----------------------------------	------------------------





Accommodation continued...

Completing the excellent ground floor is another reception room with a fully fitted bar area and direct access to the sizeable gardens, large shower room, and a double bedroom with its own en suite shower room.

To the first floor the impressive galleried landing leads to the principal bedroom with a full wall of fitted wardrobes, distant views, and a luxurious en suite with twin sinks, fitted storage, large freestanding bath, and a walk in shower.

To the opposite side of the landing are two further double bedrooms, both with fitted wardrobes and mezzanine floor areas above, and both serviced by a generous house bathroom with separate bath and shower enclosure.





Separate Cottage

Forming one corner of the courtyard garden is a separate self-contained cottage. This delightful single storey property offers beautifully finished accommodation comprising front and rear entrances, both with storage, an open plan living/dining space with vaulted ceilings, exposed beams, feature fireplace and access to the gardens, fully fitted kitchen with bespoke shaker style cabinetry and granite work surfaces, large bedroom with en suite shower room, further double bedroom, and a house shower room. The cottage benefits from its own private garden area.

Gardens and Grounds

Willow Farm is set within generous and particularly private grounds. Accessed via a quiet lane, the property has a stone walled boundary to the front with double timber gates opening to reveal a spacious gravelled driveway suitable for parking numerous vehicles in front of a detached oak framed double garage, one side of which is open.

The mature gardens are a particular feature with established tree lined boundaries providing a high degree of privacy whilst not obscuring the distant countryside views beyond. A large central courtyard garden is accessed from many of the rooms within the house - this sheltered area with raised planted beds in the middle is the ideal place to entertain guests, alfresco dine, or just enjoy long summer days outside.

To the rear of the house is a significant south facing lawned area, formerly used as paddock land with separate gated access from Burn Bridge Road, this impressive space is perfect for families. Surrounded by owned woodland with a pathway providing a picturesque walk within the grounds of the house. A circular stone seating area and firepit looking back at the house is a lovely place to enjoy summer evenings from.

Another gate to the front of the house leads to a separate parking and garden area for the cottage to enjoy without the need to impose on the main house.





Location

Willow Farm occupies a prime position on the edge of the ever-popular village of Burn Bridge which has a public house and for families a preschool and nursery. Further amenities can be found in nearby Pannal including a shop, primary school, golf course, public house and train station which connects to the main Harrogate to Leeds line. More extensive facilities are available in Harrogate, renowned for its wide variety of shops, restaurants, and general amenities. For the commuter, the nearby A658 Harrogate bypass provides access to the commercial centres of Leeds and York as well as the A1(M).

Services

We are informed that the property is connected to mains water, gas, electricity, and drainage. Gas fired central heating is installed. An EV charge point is installed on the driveway.

Directions - HG3 1PB

From Harrogate town centre proceed along Yew Tree Lane heading towards Pannal and Burn Bridge. At the first roundabout take a right onto Burn Bridge Road and continue to the next roundabout taking the first exit and continuing along Burn Bridge Road. Immediately after passing The Black Swan pub on your right continue over a width restricted bridge where the entrance to Willow Farm will be on the left straight after passing a stone built house on the roadside.

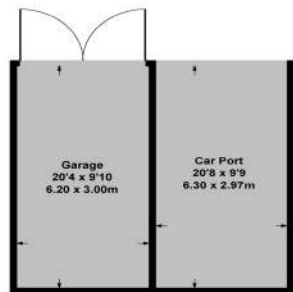
For a precise location, please use the What3words App: [///dividers.dozens.theory](https://www.what3words.com/)





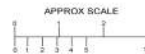


GROUND FLOOR



GARAGE

Willow Farm, Burn Bridge



MEZZANINE

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 House - 5813 sq ft - 540 sq m
 Garage - 205 sq ft - 19 sq m
 Mezzanine - 226 sq ft - 21 sq m
 Total - 6244 sq ft - 580 sq m



NORTH
RESIDENTIAL

