



TANYARD HOUSE, WHIXLEY, YO26

£1,195,000



Renovated charming village home with attached annexe and separate cottage.

Tanyard House is a stunning period home that has been meticulously renovated throughout by the current owners and now offers stylish family accommodation with an attached but self-contained 2 bed annexe, plus a detached 2 bed cottage within the grounds.

The accommodation within the main house is arranged over two floors, plus a small cellar, and briefly comprises a welcoming entrance hall with floor to ceiling windows overlooking the gardens, utility room with guest w/c off, large home study/snug, light filled sitting room with stairs to the upper floor, and a cosy living room with wood burning stove and curved bay window. Completing the excellent ground floor is an impressive open plan dining kitchen space with bespoke shaker style cabinetry, granite work surfaces, breakfast bar seating, and a separate dining area with bi-folding doors out to a large sun terrace in the rear garden.

Upstairs a central landing leads to a superb principal bedroom with distant views, en suite bathroom and separate dressing room, three further good-sized bedrooms - one with its own en suite shower room, and a luxurious house bathroom.

Tanyard House benefits from two additional properties within its grounds, an attached annexe and a detached cottage.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
Band E

EPC Ratings
F, D & D







The Annexe

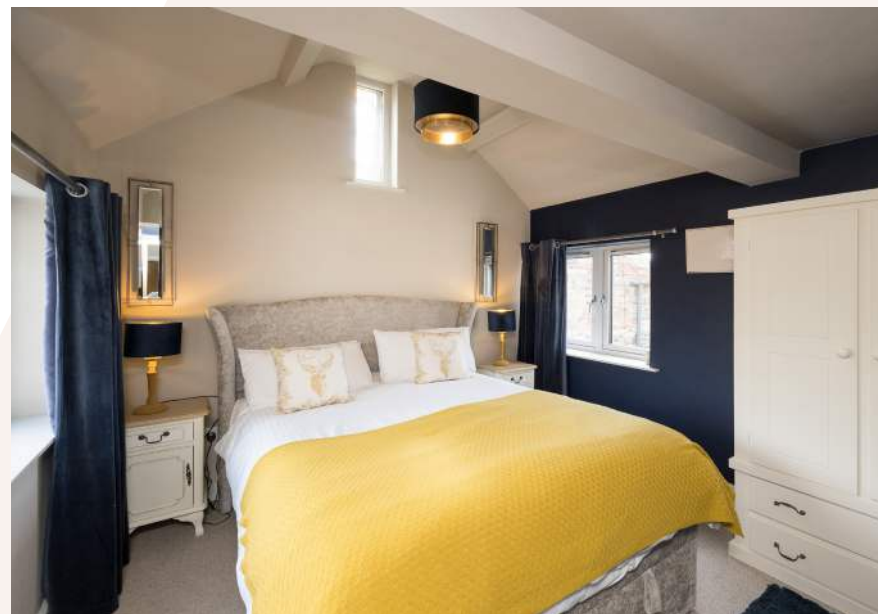
Attached to the main house but completely self-contained, is a two-storey annexe offering superb 'upside down' accommodation comprising an entrance hall with fitted storage, two good sized bedrooms and a shower room at ground floor level. Upstairs is an open plan living space with a vaulted ceiling, fitted kitchen with dining area, and a sitting area with views and direct access to a private roof terrace. This excellent annexe could easily be integrated into the main house - there is live planning permission in place to do this with the creation of a glazed walkway.

The Cottage

Forming one boundary of the gardens is a delightful two storey cottage. This detached property is finished to the same high standard as the main house and annexe and offers an open plan ground floor living space with fitted kitchen, storage, and a dining/sitting room with wood burning stove and French doors out to an enclosed private courtyard. Upstairs two double bedrooms are serviced by a luxurious bathroom and separate w/c.

Outside

Tanyard House occupies an idyllic position on the edge of the village with views over the adjacent Whixley Park. The walled and fully enclosed plot is accessed via electrically operated double gates revealing a block paved driveway/courtyard offering parking for several vehicles in front of a trio of useful outdoor stores. There are two lawned areas of garden, one raised and surrounded by planted flower beds, the other with paved sun terracing to two sides. This delightful versatile outdoor space enjoys a high degree of privacy and is the ideal place for children to play, entertaining guests, enjoying the sun and alfresco dining.



Location

Whixley is a charming and highly sought-after village, within easy reach of a fantastic range of amenities, while still situated in beautiful rolling countryside. The village itself has a village store, pub, church, and local playing fields, while Knaresborough and Boroughbridge, a short drive away providing all of the everyday amenities required, shopping, including several supermarkets. There are some great local pubs with extensive dining and entertainment options available in York and Harrogate. The property is well situated for both private and public schools. The (A1M) is under three miles away, while the train station at Cattal is just over 1 mile away and connects to mainline stations at York and Leeds providing fast and efficient services to London.

Services

We are advised that the property is connected to mains electricity, water, and drainage. LPG fired central heating is installed - all 3 properties are fully under floor heated.

Directions - YO26 8AS

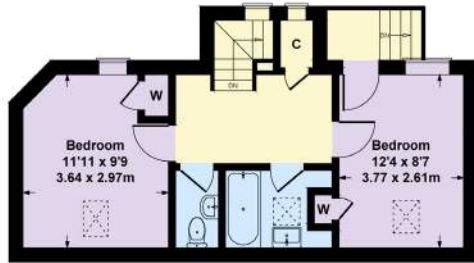
Turn off the A59 onto Gilsforth Hill and proceed towards the village of Whixley. Turn left at the crossroads onto High Street then left again onto Stonegate. Tanyard House is the last property on the left-hand side of the road, with access to the driveway round the corner on Clockhill Field Lane.

Viewing Arrangements

Strictly by appointment via the selling agent – North Residential
Tel: 01423 530088
Email: harrogate@northresidential.co.uk



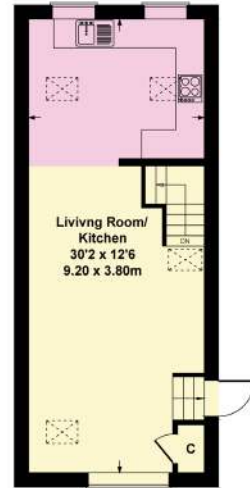




COTTAGE FIRST FLOOR



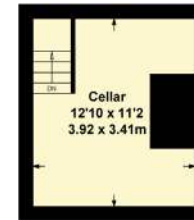
COTTAGE GROUND FLOOR



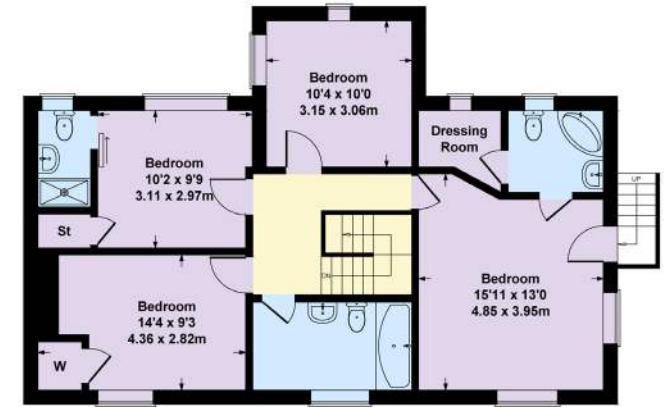
ANNEXE FIRST FLOOR



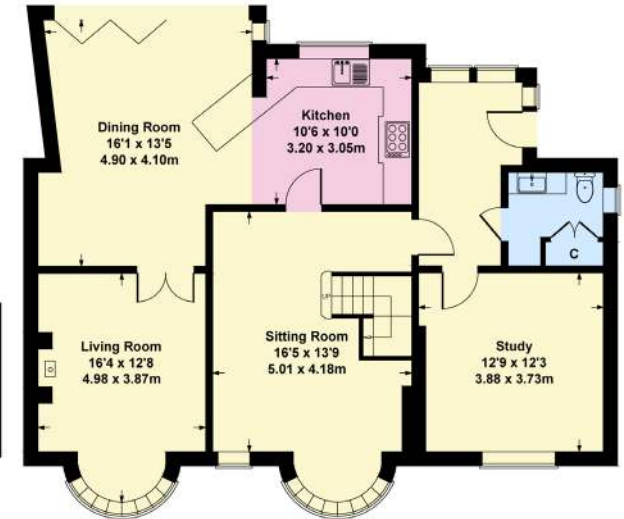
ANNEXE GROUND FLOOR



CELLAR



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA

House - 2013 sq ft - 187 sq m
Annexe - 807 sq ft - 75 sq m
Cottage - 775 sq ft - 72 sq m
Outbuilding - 236 sq ft - 22 sq m
Total - 3832 sq ft - 356 sq m

Tanyard House, Stonegate, Whixley, YO26 8AS



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.

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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.

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Particulars dated April 2024. Photographs dated April 2024.

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