



NORWOOD BOTTOM HALL
Norwood, Near Harrogate

Carter Jonas

NORWOOD BOTTOM HALL, DOB PARK, NORWOOD, LS21 2QZ

Harrogate - 11 miles
Otley - 5 miles
Leeds - 15 miles

Ground Floor

Central reception hall · Sitting room · Family room
Breakfast kitchen · Utility room · Cloakroom · Study
Superb principal bedroom, dressing room and an en suite bathroom · Gym · Workshop · Gardeners WC

First Floor

Landing · Guest bedroom with an en suite shower room
2 additional bedrooms · House bathroom

Outside

Pretty driveway approach · Extensive parking for several vehicles · Delightful gardens and grounds · Strategically located seating areas taking full advantage of the views across the valley · Lawned gardens to the side and rear
Attractive wooded backdrop to the rear boundary

Special Features

Exceptional listed country property · Comprehensively and sympathetically refurbished · Wealth of charm and character · Beautiful setting within the Nidderdale Area of Outstanding Natural Beauty

A BEAUTIFUL GRADE II LISTED COUNTRY PROPERTY PROVIDING SKILFULLY AND SENSITIVELY REFURBISHED ACCOMMODATION OF CONSIDERABLE CHARM AND CHARACTER, SET IN ATTRACTIVE MATURE GARDENS EXTENDING TO ABOUT ¾ OF AN ACRE, ENJOYING UNINTERRUPTED SOUTHERLY VIEWS AND OCCUPYING A LOVELY PRIVATE AND SECLUDED POSITION IN THE PICTURESQUE WASHBURN VALLEY.





LOCATION

Norwood Bottom Hall is located in Dob Park, just to the south of the popular village of Norwood, in a quiet and peaceful position, enjoying superb views over the surrounding countryside. It is situated close to Fewston and Swinsty reservoirs with many interesting and scenic walks literally on the doorstep. It is highly accessible to the surrounding towns of Harrogate, Otley, Ilkley and Leeds, all of which offer an excellent range of everyday facilities together with a wide selection of schools for children of all ages. For the commuter, the principal business centres of Leeds and Bradford are within 15 miles drive and Leeds/Bradford Airport is 11 miles to the south. There are rail connections from Harrogate leading directly to mainline stations in Leeds and York – London's Kings Cross is about 2½ hours travelling time.

THE PROPERTY

Norwood Bottom Hall is a very attractive Grade II listed country property, dating back to the early/mid 17th Century. It has been the subject of a comprehensive and sympathetic refurbishment programme in recent years, including extending the accommodation to provide versatile and flexible living space. The recent improvements and alterations have resulted in the creation of a delightful period property which is immaculately presented throughout, with a wealth of charm and character together with modern requirements that one now comes to expect.



The accommodation is arranged over 2 floors and includes a spacious central reception hall, off which lies the superb dining kitchen which forms the heart of the house. The sitting room has an impressive Inglenook fireplace and there is also a superb family room, created from the adjoining 18th Century barn, with an open pitched ceiling. In addition, there is a study area, utility room and a cloakroom. Also on the ground floor is the superb principal bedroom which has a dressing room with a full range of fitted wardrobes and an en suite bathroom. Within the original house, on the first floor, is a guest bedroom which has an en suite shower room, 2 additional bedrooms and a house bathroom.

OUTSIDE

The property is discreetly approached off Norwood Bottom Road, with a driveway leading to a large parking area for several vehicles. Just off the drive and integral to the house (with its own private entrance) is a useful workshop, gym and gardeners WC.

The delightful gardens and grounds create an exceptional feature of this lovely family house and have been lovingly nurtured and developed by the current owners, designed to frame the landscape with a series of panoramic vistas south across the valley. An elevated wooden sun deck and extensive flagged terraces provide space for entertaining, enjoying the spectacular natural landscape and sunsets. Sweeping lawned areas lie to the side and rear, culminating in an attractive wooded backdrop.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that mains electricity is installed. There is a borehole water supply and a private drainage system. Central heating is provided by means of LPG boilers.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

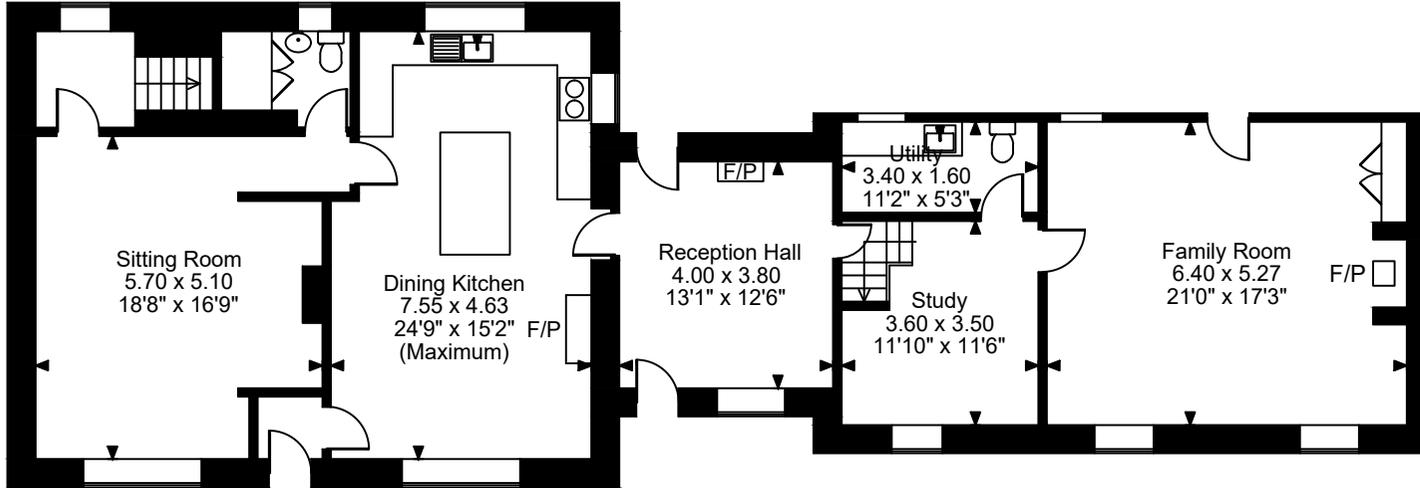
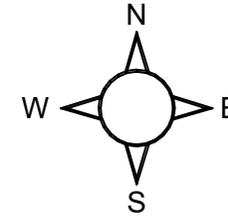
Directions - Postcode: LS21 2QZ

Proceed out of Harrogate in a westerly direction via Beckwithshaw to Norwood. At the T junction in Norwood, turn left onto the B6451 towards Farnley/Otley. Continue for just under 2 miles and shortly after Stainburn Forest, turn right at the Methodist Church into Norwood Bottom Road. Continue on this country lane for about a mile. At the bottom of the hill the lane forks – take the left fork and the drive leading to Norwood Bottom Hall is in front of you. The property is a short distance along on the right.

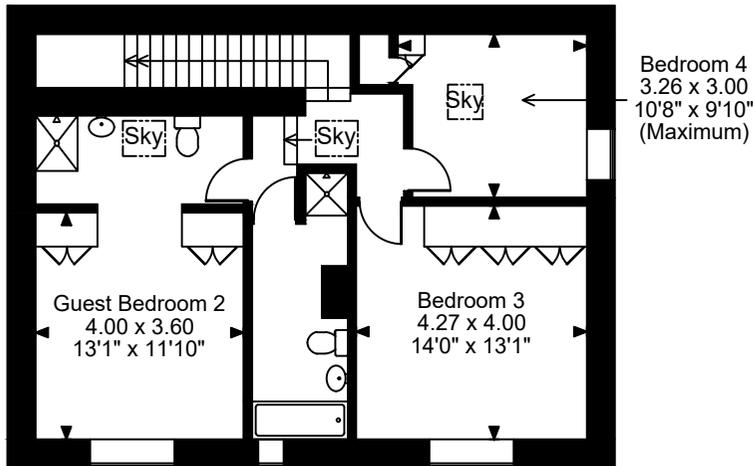
From Otley, take Farnley Lane to Farnley, then turn left onto B6451 towards Norwood, turning left at the Methodist Church as described above.



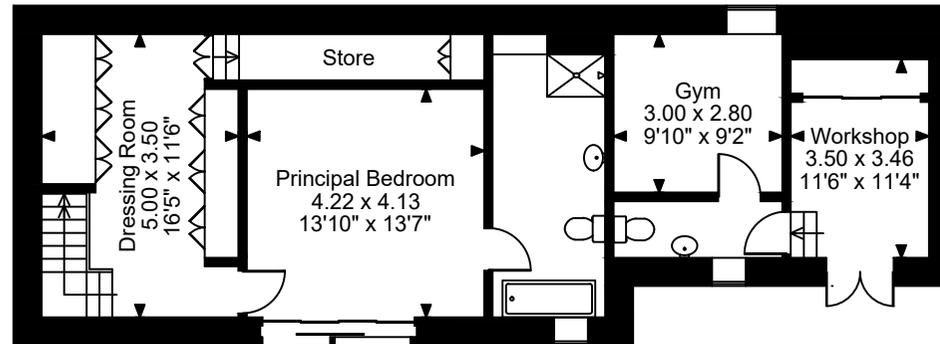
Norwood Bottom Hall, Norwood
Approximate Gross Internal Area
Main House = 2,829 sq ft / 263 sq m
Gym/Workshop = 226 sq ft / 21 sq m
Total = 3,055 sq ft / 284 sq m



Ground Floor – Upper



First Floor



Ground Floor – Lower

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	39
Not energy efficient - higher running costs	(1-20)	G	

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England & Wales EU Directive 2002/91/EC



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