

Little Orchard  
Burn Bridge Oval, Burn Bridge



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## An impressive stone built four-bedroom detached house with delightful gardens, in a desirable village position in Burn Bridge

Little Orchard is a splendid, detached family home, occupying a sought-after position two and a half miles south of Harrogate town centre, and moments from beautiful, rolling North Yorkshire countryside. The property provides flexible accommodation with traditional styling that's suitable for modernisation.

The ground floor has three comfortable reception rooms, including the impressive 22ft, triple aspect sitting room with its fireplace, full-height windows and French doors opening to the rear gardens. There is also a formal dining room, accessed via double doors from the welcoming reception hall and featuring a bay window with a window seat that is the perfect space to host dinner parties or to enjoy family meals. The useful home study to the front provides private space for home working. Additionally, the kitchen and breakfast room has fitted units to base and wall level, a service hatch to the dining room, space for a breakfast table and all the necessary appliances, while the utility room and adjacent store offers further space for storage and home appliances.

A turned staircase leads to the first-floor landing, off which there are four generous double bedrooms. These include the spacious principal bedroom, which benefits from extensive built-in wardrobes and an en suite shower room. Two further bedrooms have their own washbasin, while the first floor also has a family bathroom with an over-bath shower.

The property sits in an elevated hillside position, with the driveway at the front leading to an integrated garage and the terraced front gardens featuring a lower lawn, bordered by hedgerows and mature trees, and an upper patio area with colourful border beds and views across the village towards the surrounding countryside. At the side and rear there are further lawns, patio space and beds with various established shrubs and hedgerows, all bordered and enclosed by mature trees.



### Location

The North Yorkshire village of Burn Bridge lies just south of the sought-after town of Harrogate. The village, along with its neighbour Pannal, has plenty of everyday amenities and facilities, including a village store, a post office and a primary school, while there is also a village pub and Pannal Golf Club on the edge of the village. Pannal has a mainline station, offering services to London via Leeds, while direct rail services to London are available from Harrogate. The historic and popular spa town is just two miles to the north, and boasts excellent shopping, leisure and cultural facilities, and a number of supermarkets, plus a choice of superb schools. The area is well connected by road, with the A1(M) just eight miles away, offering easy access to the north and south.

### General

Local Authority: North Yorkshire Council  
Council Services: Mains electricity, gas, water and drainage  
Council Tax: Band G  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,258 sq. ft (210 sq. m)

3 reception rooms

4 bedrooms

2 bathrooms

Double garage

Generous gardens

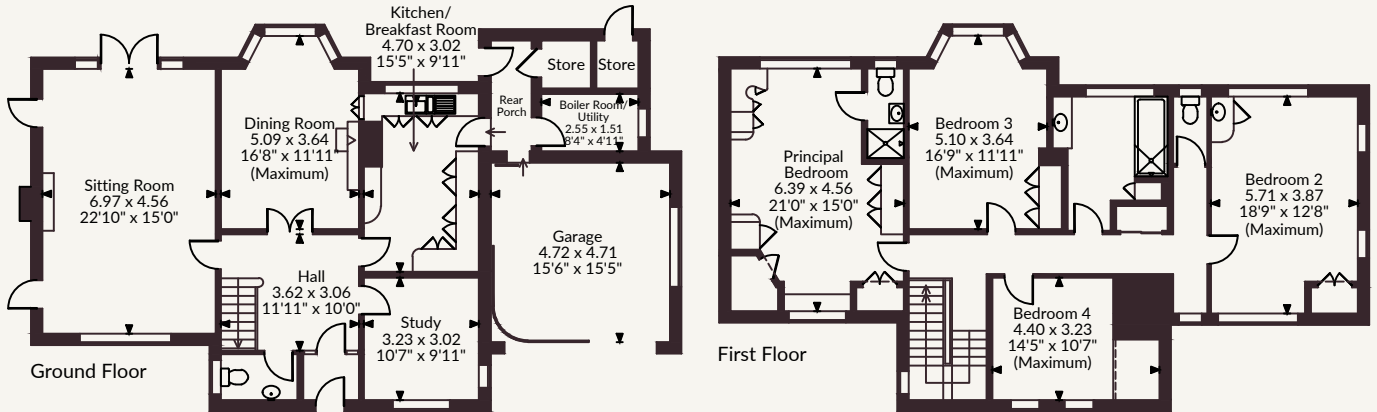
Freehold

Village

Guide price £799,950



Little Orchard, Burn Bridge Oval, Burn Bridge  
 Main House internal area 2,258 sq ft (210 sq m)  
 Garage internal area 239 sq ft (22 sq m)  
 Total internal area 2,497 sq ft (232 sq m)  
 Quoted Area Excludes 'External Store'



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 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height  
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