# Ash Farm
# Crag Lane, Killinghall

Strutt & Parker

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Main house 4,823 sq. ft (448.1 sq. m)
5 bedrooms | 4 bathrooms | 5 reception rooms
Large barn | 2 workshops | Potting shed
2 stores | 3 acres | Tennis court | Orchard

**Guide price £1,750,000**

An exceptional stone-built country house offering extensive accommodation, period character and outstanding ancillary buildings, set within magnificent landscaped gardens and grounds with far-reaching rural views.

Dating from the 18th century, Ash Farm is a residence of exceptional proportions and timeless appeal. Spanning over 7,000 sq ft of meticulously maintained accommodation, this impressive period home is defined by its handsome stone elevations and a wealth of original architectural character, from rugged exposed timber beams to commanding stone fireplaces.

The ground floor welcomes guests with an inviting dining hall, which serves as a sophisticated prelude to the home's expansive and versatile living spaces. At the heart of the residence lies a bespoke Jeremy Wood kitchen and breakfast room—a masterclass in craftsmanship featuring handcrafted cabinetry, a central island, and a traditional oil-fired Aga with an electric module. The ground floor further offers a cosy snug, a refined study, and a substantial games room, ensuring a seamless balance between intimate family life and grand-scale entertaining. For added convenience, a spacious double bedroom with en suite facilities provides an ideal sanctuary for guests.

The first floor is crowned by a magnificent sitting room, where a vaulted ceiling with exposed roof trusses and expansive windows frame breathtaking, panoramic views of the undulating countryside. The principal suite is a sanctuary of luxury, boasting a gas fireplace, a private dressing room, and an en suite bathroom complete with underfloor heating.

Outside, the estate is equally captivating. The beautifully landscaped grounds comprise manicured lawns, vibrant borders, and mature woodland, centred around a tranquil water feature and stone bridge. For the active enthusiast, the property offers a full-size tennis court and level paddocks, while a productive orchard provides a touch of rural abundance. Complementing the main house is an extensive array of ancillary buildings, including a large modern barn and workshops. A secure gated driveway leads to a double carport, completing this exemplary country estate.

**Location**
Ash Farm enjoys a peaceful setting on the edge of the sought after village of Killinghall, within the picturesque Nidderdale National Landscape and close to the historic spa town of Harrogate. Killinghall offers everyday amenities including a village shop, pubs, cafés, a primary school and healthcare facilities, while Harrogate provides extensive shopping, dining, leisure and cultural attractions. The cathedral city of Ripon and the market town of Knaresborough are also easily accessible.

The area is well served by respected schools, with independent options such as Ashville College, Harrogate Ladies' College, Brackenfield School and Queen Ethelburga's Collegiate, together with Ripon Grammar School, one of the country's highest performing state grammar schools.

Transport links are excellent: Harrogate station provides regular services to Leeds and York with onward connections to London King's Cross, while Knaresborough also offers direct rail links. Road communications via the A61 and A59 give convenient access to Leeds, York, the A1(M) and the wider motorway network.

Postcode region: HG3

**General**
Local Authority: North Yorkshire county Council
Services: Mains electricity, gas, water and drainage. Oil-fired central heating. Two boilers. Hire LPG tank (£60 per annum).
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

# Ash Farm, Crag Hill Lane, Killinghall, Harrogate, North Yorkshire, HG3 2BB

Approximate Gross Internal Area = 4823 sq ft / 448.1 sq m
Outbuildings = 2237 sq ft / 207.9 sq m
Total = 7060 sq ft / 656.0 sq m
(Excluding Car Port)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1318937)


## Strutt & Parker Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX
01423 561274 | harrogate@struttandparker.com


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@struttandparker struttandparker.com

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