

Roundhill

Healey, Ripon



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive country house with coach house, set in a picturesque location in the heart of the Yorkshire Dales.

A handsome detached house with beautifully appointed accommodation, along with a detached coach house providing additional living space. Set in an elevated rural position above Roundhill Reservoir in the Nidderdale National Landscape, it enjoys stunning views across the water and surrounding rolling countryside, while the market town of Masham lies just six miles away.



**2 + 1
RECEPTION
ROOMS**



5 + 3 BEDROOMS



**2 + 2
BATHROOMS**



GARAGES



**GARDENS
AND
WOODLAND**



**FREEHOLD
PROPERTY**



RURAL



**4,381 SQ FT
LIVING SPACE**



**GUIDE PRICE
£1,750,000**



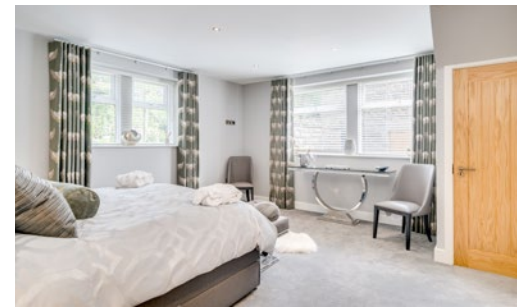
The property

Dating from around 1903, Roundhill House was originally built for the architect behind Roundhill Reservoir. The current owners have carefully upgraded the property throughout, while the adjoining coach house, converted in 2021, has been transformed into a well-appointed contemporary annexe/appealing holiday cottage. The accommodation in the main house is centred around an exquisite reception hall, with an outer porch leading to an inner entrance featuring a stained-glass front door and windows. The inner hallway boasts high ceilings, cornicing and chandelier light fitting with doors to either side opening into the two formal reception rooms. These comprise a comfortable sitting room with built-in cabinetry, a wood burning stove and access to a terrace and a generous dual aspect 24ft drawing room, benefitting from tall windows and a modern glass-fronted fireplace. To the rear, a large farmhouse-style kitchen features exposed wooden flooring, painted units, granite worktops, a central island and a range cooker, along with space in a bay-windowed dining area for a family dining table, all enjoying

far-reaching views to the side over the gardens towards the reservoir. There is also a useful boot/utility room, cloakroom and boiler room. Upstairs, there are five well-appointed double bedrooms, one currently used as a study including a well-proportioned dual aspect principal bedroom with extensive built-in wardrobes, painted exposed ceiling beams and an en suite shower room with a large corner shower. A family bathroom with an over-bath shower serves the remaining bedrooms. Currently used as a luxurious holiday cottage, the coach house is accessed via an enclosed courtyard to the rear of the main house. Arranged over two floors, the lower level provides three comfortable double bedrooms, including a principal bedroom with a dressing room and a spa-style en suite bathroom, as well as a family bathroom. Upstairs, there is a large drawing room with electric fire, a spacious kitchen and a useful utility room set within the timber eaves, with skylights welcoming natural light. French doors from the drawing room open onto a large roof terrace, enjoying breathtaking views across the reservoir and beyond.







All photos included on this page are of Coach House.

Outside

The properties are set within splendid private gardens, bordered by woodland on three sides, and enjoying views across the surrounding landscape to the front. Five acres of woodland are leased from Yorkshire Water.

At the entrance, a gravel driveway loops around a central lawn, providing ample parking and turning space, and continues to the rear, where there is access to the coach house, including a double garage at ground level and a single garage/garden store. The gardens to the sides and rear comprise further areas of lawn, sheltered by mature trees, creating a sense of peace and seclusion.

Location

Healey is a small rural village lying within attractive rolling countryside to the west of Masham and around 16 miles north-west of Ripon. Masham provides a thriving market town atmosphere with a range of everyday amenities including an award-winning butcher, bakery, shops, cafés, pubs and restaurants, along with primary schooling and leisure facilities and a monthly farmer's market means that facilities are close at hand. Ripon offers extensive further services, including large supermarkets, cultural attractions such as Ripon Cathedral, and a choice of schooling including the highly regarded Outwood Academy and Grammar School. The surrounding area is ideal for walking, cycling and riding, with the Nidderdale National Landscape and Yorkshire Dales National Park both close by.

Communications are good, with the A1(M) accessible within a short drive, providing fast road links to the wider region. Mainline rail services are available from Northallerton, approximately 20 miles away, offering regular connections to London King's Cross and other regional centres.



Nearby Stations

- Northallerton

Key Locations

- Fountains Abbey & Studley Royal Water Garden
- Ripon Cathedral
- Ripley Castle
- Newby Hall & Gardens
- Markenfield Hall
- Brimham Rocks
- Allerton Castle
- Knaresborough Castle

Nearby Schools

- Outwood Academy
- Ripon Grammar School
- Queen Mary's School
- Cundall Manor School
- Belmont Grosvenor School
- Ashville College
- Harrogate Ladies' College
- Gateways School

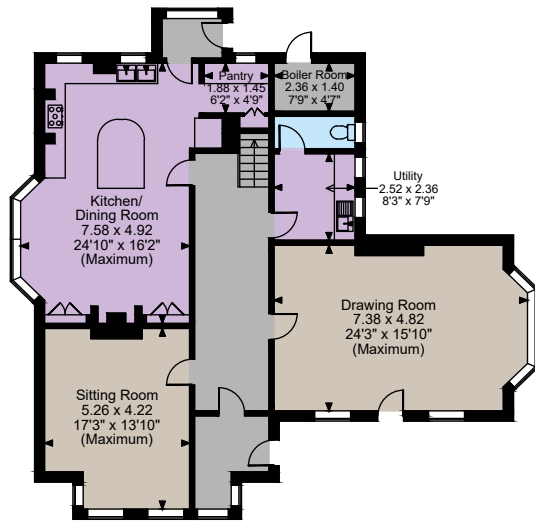
Distances

- Masham 6.2 miles
- Leyburn 10 miles
- Bedale 12.3 miles
- Pateley Bridge 12.3 miles
- Ripon 15.5 miles
- Northallerton 20.4 miles
- Harrogate 27.6 miles

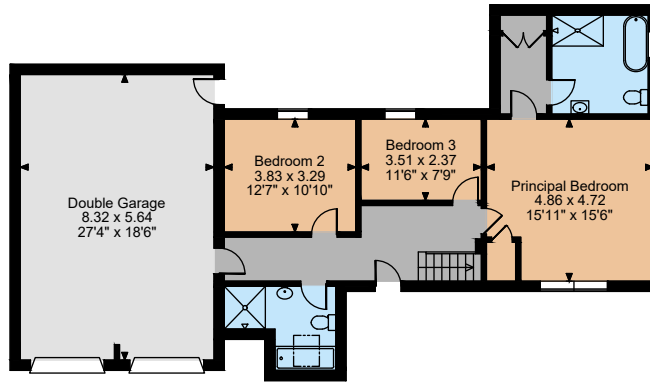




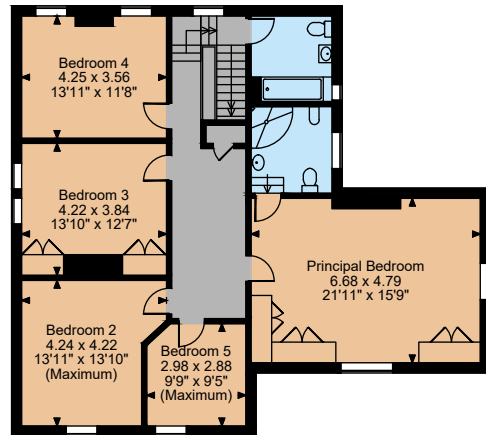




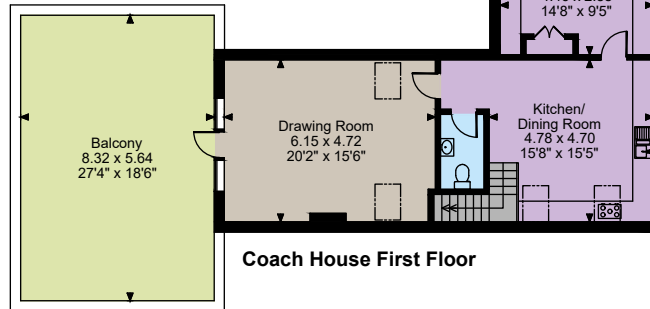
Ground Floor



Coach House Ground Floor



First Floor



Coach House First Floor

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



Floorplans

Main House internal area 2,799 sq ft (260 sq m)
 Coach House internal area 1,582 sq ft (147 sq m)
 Garage internal area 505 sq ft (47 sq m)
 Total internal area 4,886 sq ft (454 sq m)
 For identification purposes only.

Directions

Post Code: HG4 4LT
 what3words: ///remit.sparrows.pounding - brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Oil central heating. Mains electricity and water. Private drainage which we believe to be compliant. Starlink.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>

Council Tax: Main House Band E
 Coach House Band D
 EPC Rating: Main House E
 Coach House D

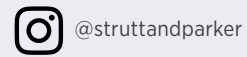
Harrogate

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