

Thornhill
Ramsgill, Harrogate



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Land and property. Since 1885.

A superb country house with a separate one-bedroom annexe and outbuildings, set within five acres of picturesque landscaped gardens and paddocks on the edge of a picturesque village, close to Pateley Bridge.

Thornhill is an impressive detached country house extending to over 3,300 sq ft of beautifully presented accommodation, set within a National Landscape, close to Gouthwaite Reservoir. The house combines traditional character with exposed oak beams and striking stone fireplaces, with a thoughtful and cohesive interior finish.

The ground floor is arranged around a welcoming reception hall, leading to a series of well-proportioned reception rooms, including a drawing room with a substantial stone fireplace and hearth. A light-filled conservatory extends along the front elevation, linking seamlessly to a comfortable sitting room with fitted bookshelves, together with a separate utility room. The kitchen/breakfast room is well-appointed with Siemens and Miele appliances, a walk-in cold room and an adjoining boot room with cloakroom. From here, an oak door opens into the formal dining room, with French doors leading out to the gardens. A study with direct garden access and a spacious guest suite, with its own private staircase, complete the ground floor.

The principal staircase rises to the first floor, where there are two generous double bedrooms, including a particularly well-proportioned principal bedroom with en suite bathroom. A further bedroom is served by a contemporary shower room. The one-bedroom annexe provides excellent ancillary accommodation, comprising an open-plan kitchen and sitting room with wood-burning stove. It is accessed from a separate drive and has double gates into a gravelled parking area.



The property is set within approximately five acres, including a hillside paddock and thoughtfully landscaped gardens. A large terrace enjoys far-reaching views towards the reservoir, with further areas for outdoor entertaining, a summerhouse and a range of outbuildings and a wine store. Adjacent is a fantastic south facing garden which has been extremely well planned and landscaped with terraces, with a mass of well stocked shrub and flower beds which are separated by paths and steps. These lead to lawns looking out to rolling fields and round to the gravelled drive and electric gates. To the west of the property is a large gated vegetable garden with two garden sheds, good size greenhouse, log store and access to the lane beyond. In recent years the owners have created an orchard in a paddock between the property and the village church.

Location

Set on the edge of the picturesque village of Ramsgill which lies approx. 5 miles from the bustling market town of Pateley Bridge which offers a comprehensive range of everyday amenities including shops, schools, sporting facilities, public houses, restaurants and churches. The cathedral city of Ripon is approx. 16 miles away, with Harrogate 20 miles distant and the thriving commercial centre of Leeds within 36 miles. The area is well served by a selection of highly regarded independent schools, including Queen Mary's School, Ashville College, Harrogate Ladies' College and Cundall Manor. Harrogate railway station provides regular services to Leeds and York, with onward connections offering access to London King's Cross and Edinburgh. Leeds Bradford Airport also offers a range of domestic and international flights.

General

Local Authority: North Yorkshire Council
 Services: Mains electricity. Oil-fired central heating and propane gas for cooking. Private water supply via borehole. We understand that the private drainage complies with the relevant regulations.
 Council Tax: Band G
 EPC Rating: F
 Mobile and Broadband checker: Superfast broadband.
 Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3, 905 sq ft (363 sq m) (house and annexe)

5 reception rooms

4 bedrooms

4 bathrooms

Outbuildings

5 acres

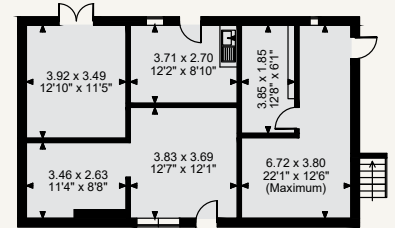
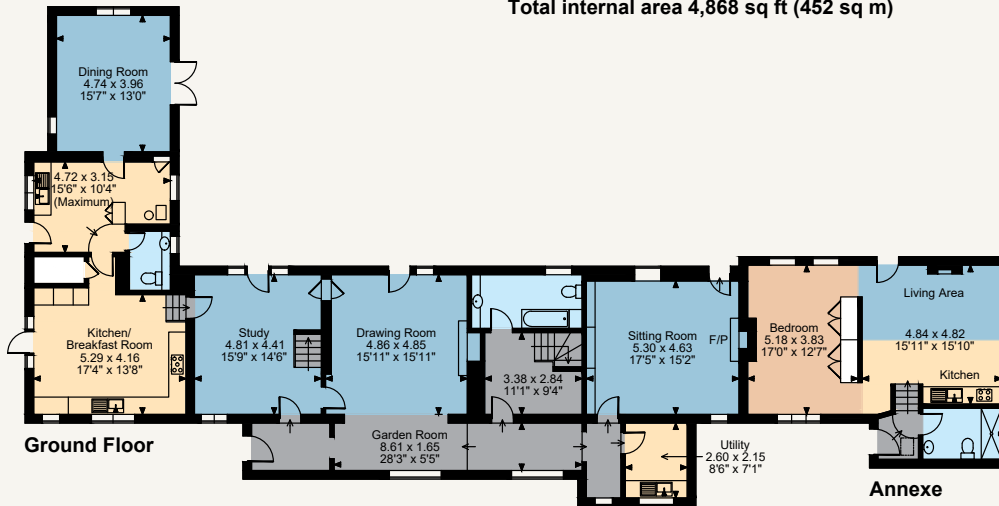
Freehold

Village

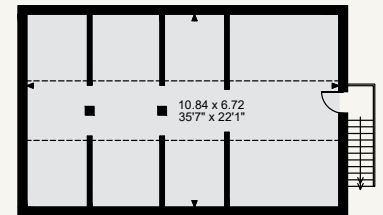
Offers over £1,400,000



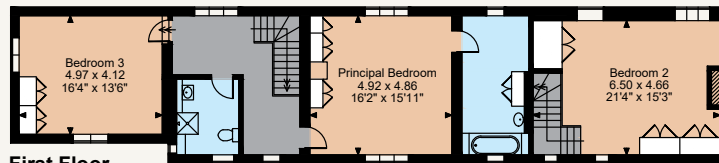
Thornhill, Ramsgill, Harrogate
Main House internal area 3,249 sq ft (302 sq m)
Annexe internal area 564 sq ft (52 sq m)
Outbuilding internal area 1,055 sq ft (98 sq m)
Total internal area 4,868 sq ft (452 sq m)



Outbuilding Ground floor



Outbuilding First floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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