



**ROUND HOUSE**  
Follifoot, Near Harrogate

**Carter Jonas**

## **ROUND HOUSE, MANOR COURT, FOLLIFOOT, HG3 1UB**

Harrogate - 5 miles  
Leeds - 15 miles  
Wetherby - 5 miles  
A1(M) - 5 miles

Round House is one of only a few individual properties on this characterful development in the heart of the highly regarded North Yorkshire village of Follifoot. A feature of the property, as its name alludes to, is the fabulous beamed sitting room formed from the original Gin Gang and the enclosed courtyard at the rear of the house is a real sun trap with little maintenance required.

Follifoot is conveniently located 5 miles to the south of Harrogate and 6 miles to the north of Wetherby, which both offer an excellent and varied range of shopping and recreational facilities. The property occupies an extremely convenient position close to Rudding Park, with easy and nearby access onto Harrogate's southern bypass (A658) as well as the A61 meaning that Leeds, Bradford and York are all within easy reach. Mainline railway stations in both Leeds and York (connections are available from a local station in Pannal) provide services to London's Kings Cross and Leeds/Bradford International Airport is within a 20 minute drive.

The accommodation briefly includes a snug/reception hall at the rear with direct access into the courtyard and opens through to the inner hall with store cupboard and guest cloakroom. The well proportioned sitting room features a vaulted and beamed ceiling, rustic brick fireplace with cast iron stove and French doors opening into the courtyard. At the front of the house is a fitted kitchen with a good range of wall and base units and a divider unit open to the dining room. These could easily be combined to form an open plan kitchen/diner if preferred.

**A VERY WELL PRESENTED STONE BUILT SEMI DETACHED "COTTAGE STYLE" HOUSE TOGETHER WITH A LARGE DOUBLE GARAGE AND ENCLOSED COURTYARD GARDEN ON THIS SELECT DEVELOPMENT IN THE CENTRE OF THIS SOUGHT AFTER VILLAGE SOME 5 MILES SOUTH OF HARROGATE.**



At first floor level are two double bedroom suites each with private entrances, fitted wardrobes and their own bath/shower rooms.

Outside, a stone set driveway leads into the shared courtyard which in turn provides access to the large detached double garage with twin electric doors. A private entrance gate leads into the enclosed courtyard with high stone screen walls and two distinct seating areas.

## ADDITIONAL INFORMATION

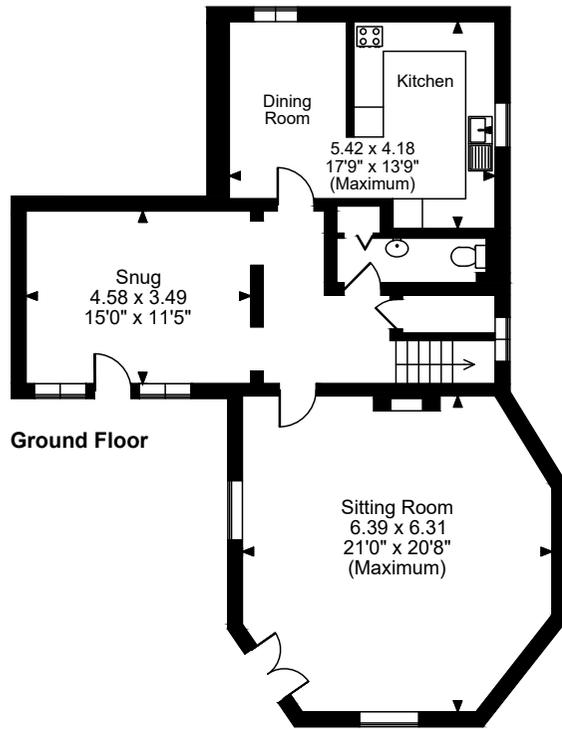
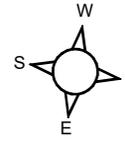
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

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

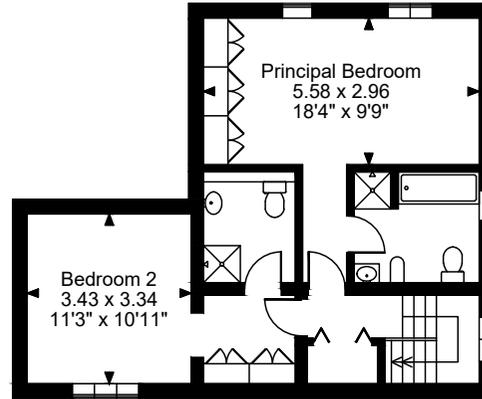
**Directions - HG3 1UB:** Travelling south from Harrogate towards Wetherby on the A661 at the roundabout cross the bypass and take the next right into Plompton Road signposted Follifoot. Continue for about a mile and upon entering the village turn left into the Main Street where the property is immediately on the right.



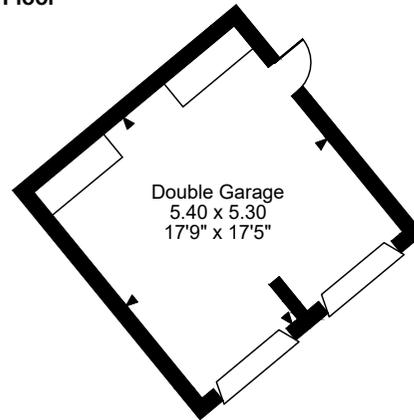
**Round House, Manor Court, Follifoot**  
**Approximate Gross Internal Area**  
**Main House = 1,553 sq ft / 144 sq m**  
**Double Garage = 308 sq ft / 29 sq m**  
**Total = 1,861 sq ft / 173 sq m**



**Ground Floor**



**First Floor**



**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	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		79
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

**IMPORTANT INFORMATION**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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