



THE OLD SCHOOL
Franks Lane, Whixley

Carter Jonas

THE OLD SCHOOL, FRANKS LANE, WHIXLEY, NEAR HARROGATE, NORTH YORKSHIRE, YO26 8AP

Harrogate - 11 miles

York - 12 miles

A1(M) - 1½ miles

The Old School has over recent years undergone an extensive programme of extension and refurbishment successfully combining a wealth of character features with a very high standard of modern appointment throughout. The property also benefits from a separate studio annex which derives income from a successful Air B&B business which would also be suitable for a dependent relative or home office if preferred.

Whixley itself is surrounded by open countryside and yet within 2 miles of the A1 motorway providing excellent access to principal Yorkshire centres. It is also virtually midway between Harrogate and York with the benefit of Cattel railway station on the doorstep providing ready access to both.

The accommodation of the principal dwelling extends to some 4,100 square feet and includes a lovely light and spacious reception hall with oak flooring. Double doors open into a spectacular open plan family living/dining kitchen, a large proportion of which is open to the full pitch of the roof with exposed roof trusses and large Velux roof lights. There is a feature woodburning stove, oak flooring and French doors leading out into the front garden. The kitchen has a comprehensive range of bespoke fitted units complemented by granite preparation surfaces and matching central island with inset sink and breakfast bar. There is a separate Belfast sink, integrated appliances and a four-oven electric AGA and double doors lead into a formal separate dining room with glazed doors leading out into the side garden. Adjacent to the kitchen is a large, fitted utility room /side entrance off which there is a guest cloakroom and WC.

A STUNNING AND RECENTLY CONVERTED FORMER VICTORIAN SCHOOL HOUSE OFFERING A LUXURIOUS AND SPACIOUS INTERIOR TOGETHER WITH A SEPARATE STUDIO ANNEX AND DOUBLE GARAGE ALL SET IN PRIVATE MATURE GARDENS OF OVER 1/2 ACRE ON THE EASTERN EDGE OF THIS SOUGHT AFTER NORTH YORKSHIRE VILLAGE.





Double doors open off the reception hall into a second sitting room with panelling to dado height and a splay fireplace with woodburning stove. A feature spiral staircase leads up the first floor which is entirely given over to the principal bedroom suite with vaulted ceilings and exposed roof trusses, walk in wardrobes and luxury ensuite bath/shower room with free standing bath.

Returning to the ground floor there is a living room with fitted display/TV cabinet and folding glazed doors opening into the rear garden. There is also a home office and large boiler room both with external access. A short inner hall provides access to bedrooms two and three each with a private en suite shower room, bedrooms four and five and a house bathroom.

Outside, gates open into a gravelled driveway and courtyard providing ample parking for several vehicles and in turn giving access to the detached double garage. Adjoining the garage to the rear is the studio annex which is completely private from the main house and comprises an open plan living/dining room with kitchenette and double bedroom with en suite shower room. It also benefits from an independent heating system.

The formal gardens are effectively presented in three areas being lawned to the front with flower borders and a lovely private enclosed entertaining area to the side with pergola and patio with ornamental well. To the rear of the house is another patio/seating area with views down the mature grounds with specimen trees and meadow land area.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion

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

Directions - YO26 8AP: Travelling east from the A1(M) on the A59 towards York, after approximately 1½ miles turn left at the crossroads signposted Whixley. Continue for approximately ¼ mile into Whixley and turn left at the crossroads. Follow the High Street to the centre of the village and The Old School is on the right opposite the turning into Church Lane.





The Old School, Franks Lane, Whixley

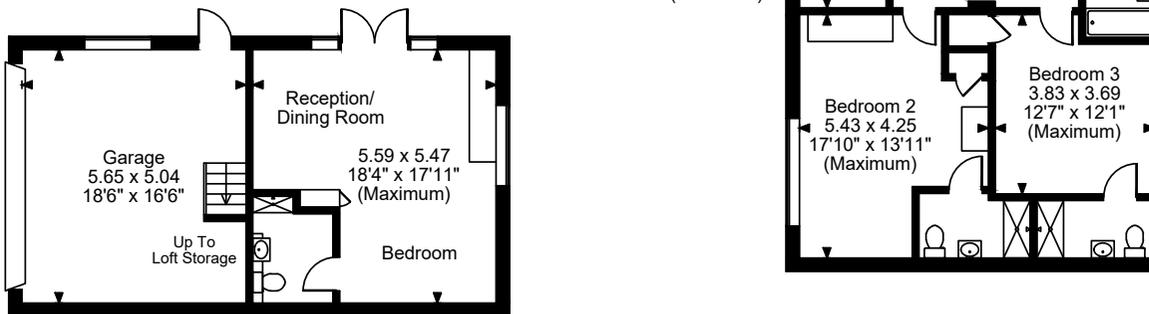
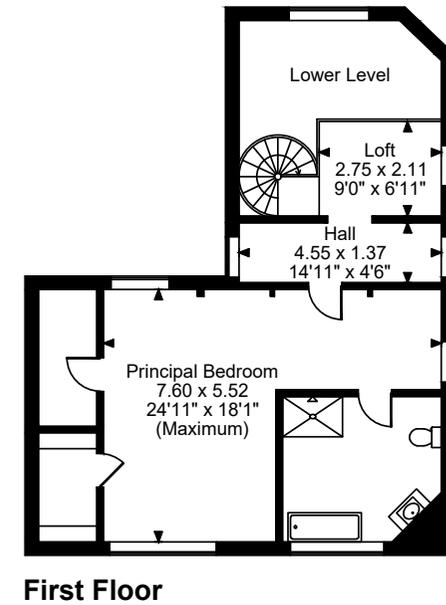
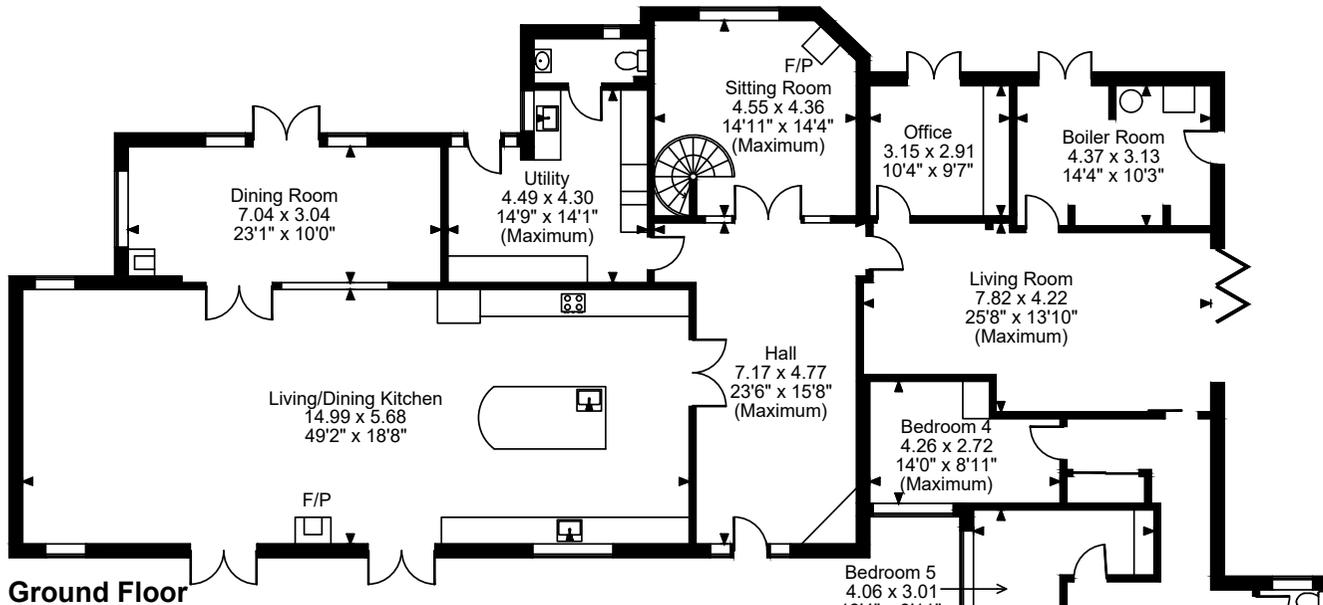
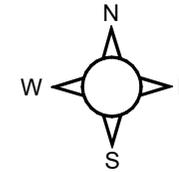
Approximate Gross Internal Area

Main House = 4,108 sq ft / 382 sq m

Garage = 307 sq ft / 28 sq m

Annexe = 333 sq ft / 31 sq m

Total = 4,748 sq ft / 441 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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