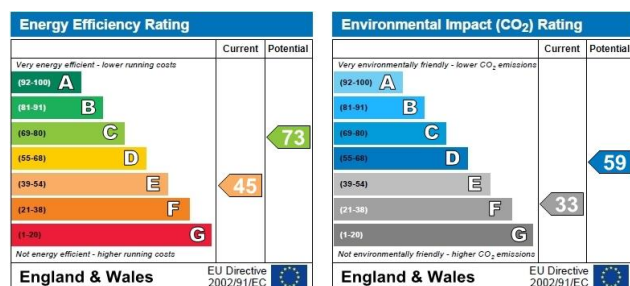


Illustration for identification purposes only, measurements are approximate, not to scale.



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

Proceed out of Harrogate on the A61 towards Leeds. Continue ahead at the main roundabout into Swindon Lane, first left into Walton Head Lane. Walton Head House can be found on the left hand side.



Walton Head House, Walton Head Lane, Kirkby Overblow

Guide price £995,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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'Walton Head House' is a desirable stone built farmhouse with an adjoining 1 bedroom flat/annexe, ideal for a nanny/dependant relative, all sitting in a pretty central courtyard with a detached double garage, about 7.5 acres of land, all enjoying far reaching views across open countryside.

Approached via a sweeping driveway leading to courtyard parking for multiple vehicles and a detached double garage with an adjoining workshop, the house opens through french doors into a fabulous family room with stone flagged flooring and a feature exposed stone wall and log burning stove. Leading off to the left there is a formal dining room with stone flagged flooring, an additional hall with w/c, a formal lounge centred around a log burning stove with stone surround, a superb fitted kitchen with a range of units, integrated appliances, granite work surfaces, exposed beams and travertine tiled flooring. A side hall with storage cupboard also provides access on to a double bedroom with an en-suite shower room. To the right of the family room there is a useful utility room, a further very spacious sitting room and a well proportioned

double bedroom again with an adjoining shower room. Ascending to the first floor, a super landing with exposed beams branches off on to a large dual aspect master bedroom with a stylish en-suite, two further bedrooms and a house bathroom. The property sits within beautifully manicured lawned gardens with various flagged patio seating areas enjoying views over open fields and countryside. An area to enjoy the sun can always be found given the availability of private seating areas.

This most sought after village has a thriving community benefiting from having two highly regarded public houses, church and primary school. The location is extremely convenient being only 5 miles South of the fashionable Spa town of Harrogate which offers everything from boutique shopping and fine dining, to a wide variety of leisure and entertainment facilities. A regular rail service is available from Pannal which links to the mainline stations in Leeds and York, Leeds Bradford Airport is 10.7 miles away, and the A1M which links to the national motorway network is a mere 6.3 miles.



**Bus**  
School service available



**Main Roads**  
A1M 6.3 miles



**Train**  
Pannal 2.4 miles



**Airport**  
Leeds Bradford 10.7 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

Mains water and electricity are installed. Private drainage, Bio-mass heating with supplementary solar panels.

**Rating Authority**

Harrogate Borough Council Tax Band F

**Tenure**

Freehold