

**ORCHARD HOUSE  
BRAMHAM ROAD  
CLIFFORD, NR WETHERBY**



BEADNALL  
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THE LEADING INDEPENDENT ESTATE AGENT IN  
HARROGATE AND WETHERBY

**ORCHARD HOUSE  
BRAMHAM ROAD  
CLIFFORD, NR WETHERBY**



**A MAGNIFICENT INDIVIDUAL DETACHED  
FAMILY HOME DELIGHTFULLY LOCATED ON  
THE EDGE OF THIS MUCH SOUGHT AFTER  
VILLAGE AND SET AMIDST GARDEN GROUNDS  
AND GRASS PADDOCK OF APPROXIMATELY  
THREE ACRES.**

**PRICE: £390,000**

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**ESTATE AGENTS • SURVEYORS • AUCTIONEERS • VALUERS**

**3 Market Place, Wetherby, West Yorkshire, LS22 6LQ Tel: 01937 580850 Fax: 01937 580747  
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<http://www.beadnallcopley.com>**

## **PARTICULARS OF SALE**

### **ORCHARD HOUSE BRAMHAM ROAD CLIFFORD, NR WETHERBY**

An infrequent opportunity to purchase a truly outstanding and individual detached country residence with glorious countryside views and set amidst well tended garden grounds and grass paddock of approximately three acres.

Only upon personal viewing can the quality be fully appreciated. The vendors have spared no expense to create a magnificent home boasting fixtures and fittings of the highest standard.

The design is such that the property lends itself to a variety of adaptations including if required ground floor self contained wing for family members or for those wishing to work from home.

With gas central heating and double glazing, the spacious accommodation briefly comprises: Central reception hall, cloakroom with w.c., elegant drawing room, conservatory, superb dining hall with attractive minstrel gallery, extensively fitted oak kitchen with integrated appliances, utility room, rear entrance hall, sitting room/ground floor bedroom four, 22ft long study/ family room, ground floor master bedroom with fitted furniture and en suite shower room, and bathroom. On the first floor: two bedrooms - each with fitted wardrobes, dressing room and fully tiled house bathroom. Detached three car garage with built in wine store and workshop.

Clifford is located between Boston Spa to the north and Bramham to the south. These three villages are highly favoured and provide a wide range of amenities including primary and secondary schools, shops catering for most daily needs, churches and public houses. The market town of Wetherby is within a few minutes driving distance and a first class road network including the A1 and M1 affords speedy access onto the region's motorway network. Harrogate, Leeds and York are all easily accessible for daily travel by the business person.

The accommodation, with gas central heating and sealed unit double glazing, comprises in greater detail:

#### **ON THE GROUND FLOOR**

- |                                |   |
|--------------------------------|---|
| <b>Entrance Porch</b>          | With double doors opening into:   |
| <b>Imposing Reception Hall</b> | With central heating radiator, moulded dado rail, attractive illuminated display alcove moulded ceiling cornice and rose.           |
| <b>Cloakroom</b>               | With fully tiled walls, low suite w.c., corner wash hand basin, central heating radiator, window, moulded ceiling cornice and rose. |
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- Drawing Room** 19' x 12'8". An outstanding reception room of elegance with feature carved oak fireplace having marble interior, hearth and 'Living' flame gas fire. Windows to three sides, superb wall and ceiling appliqué, moulded ceiling cornice, two central heating radiators and sliding patio door to:
- Conservatory** 13' x 11'8". With double French doors opening onto the patio, two wall light points, central heating radiator, ceiling fan and fitted window blinds.
- Dining Hall** 19'2" x 12'8". A magnificent reception room with high pitched ceiling having feature timbers, staircase and minstrel gallery, moulded ceiling cornice, moulded dado rail, two windows and two concealed central heating radiators.
- Extensively Fitted Kitchen** 14'7" x 10'8". With quality oak units to three sides comprising Frankie one and a half bowl sink unit with mixer tap, base cupboards and drawers with work surfaces, matching fitted wall cupboards, wine rack, glazed china display cabinet, open display shelves, concealed pelmet lighting beneath the wall cupboards, Jackson four hob gas unit, Jackson microwave, Jackson eye level double oven, integrated fridge, area for breakfast table and chairs, fitted spotlights, double central heating radiator, broom cupboard, two windows.
- Utility Room** 11' x 6'2". With matching oak units, stainless steel sink unit with mixer tap, work surface, wall cupboards, plumbing for washing machine and dishwasher, Ideal Mexico II gas central heating boiler for the principal residence, window and door to the outside.
- Rear Entrance Hall** With dado rail, moulded ceiling cornice, outer door, central heating radiator, access to boarded roof storage space, central heating boiler (serving the annexe), and built in cloaks cupboard. Leading to:
- Sitting Room/  
Bedroom Four** 12' 5" x 13'. With moulded ceiling cornice and rose, feature mahogany fireplace surround (dummy) with tiled interior and hearth, electric fire point, double central heating radiator, two wall light points and sliding patio door to the flagged south facing sun terrace.
- Study/Family Room** 22' x 12'. With attractive carved Mahogany fireplace surround, marble interior and hearth. Valor Homeflame log effect gas fire, central heating radiator, bow window, moulded ceiling cornice and ceiling appliqué, two picture light points, two wall light

points and two windows with views to both the courtyard and farmland.

**Fully Tiled Bathroom**

With panelled bath, mixer tap and telephone hand shower, pedestal wash hand basin, low suite w.c., shower cubicle with etched glass, central heating radiator, extractor fan and ceramic tiled floor.

**Agents Note**

The above three rooms could if desired, create a self contained annexe for family members or for those wishing to work from home.

**Inner Lobby**

Approached from the Reception hall, leading to:

**Master Suite**

**Bedroom One**

14'8" x 11'. Extensively fitted with quality furniture comprising dressing table, chest of drawers, fitted wardrobes to two walls, central bed recess with storage cupboards above and bedside cabinets with display niches. Moulded ceiling cornice, window and central heating radiator.

**En Suite  
Shower Room**

With fully tiled walls and Indian Ivory suite with gold taps comprising vanity unit with wash hand basin, low suite w.c, bidet, fully tiled shower cubicle, central heating radiator, two windows, mirror, strip light, shaver socket and medicine cabinets.

**ON THE FIRST FLOOR**

**Landing**

With moulded dado rail, moulded ceiling cornice, ceiling appliqué and minstrel's gallery overlooking the Dining Hall.

**Bedroom Two**

14' x 10'10". With range of fitted wardrobes, dressing table, fitted chest of drawers, fitted shelves, central heating radiator, and window.

**Bedroom Three**

11'6" x 10'10". With vanity wash hand basin, chest with cupboards and drawers, matching fitted wardrobes, display niche, central heating radiator and window.

**Dressing Room**

7'4" x 7'10" overall With airing cupboard having lagged cylinder and immersion heater, matching linen and storage cupboard, and sealed unit double glazed window.

**House Bathroom Two**

With fully tiled walls, panelled bath with Mira shower and screen, vanity wash hand basin, low suite w.c., gold taps,

central heating radiator, strip light, mirror, window and medicine cabinet.

## **OUTSIDE**

### **Detached Three Car Garage**

27'9" x 22' overall. Of stone construction under a tiled roof with double and single electrically operated up and over doors, built in wine storage and workshop.

The property is approached through hydraulically operated double gates leading to a sweeping tarmac drive and forecourt.

Orchard House is set amidst delightful private garden and paddock grounds with laurel hedging, shaped lawns, herbaceous borders, flower beds, brick set patio with raised stone border, productive orchard, **timber summerhouse, timber implement shed, and timber garden store.**

A six bar gate and separate gravelled drive gives access to the enclosed **PADDOCK** extending to approximately two acres.

### **Services**

Mains water, electricity and gas. Private drainage.

### **Tenure**

Freehold.

### **Viewing Arrangements**

Prospective purchasers are requested to contact the agent, Beadnall Copley, on Wetherby (01937) 580850, to arrange a suitable time to view.

### **Independent Survey Advice**

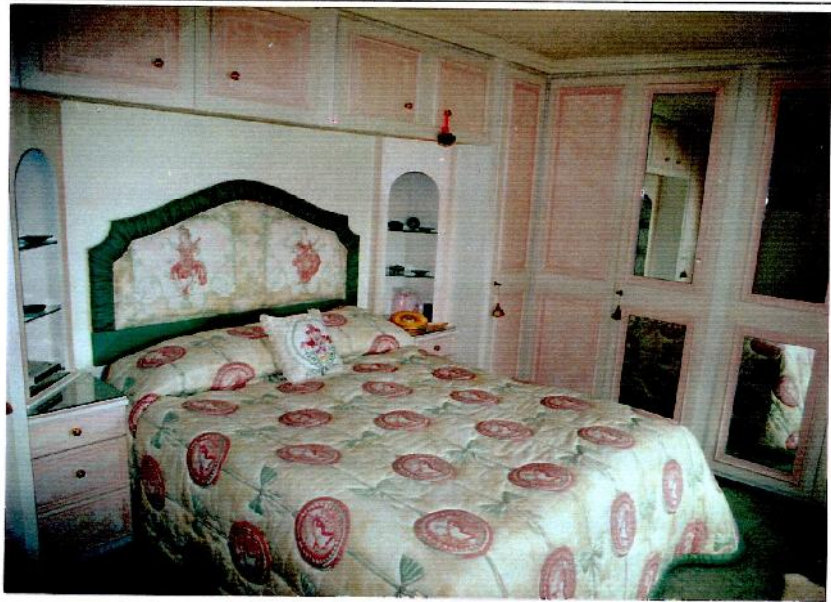
The only way to reach an informed decision on an investment as important as a house purchase is to have the property professionally surveyed. We are able to offer our own in-house Survey Department under the personal supervision of David Copley BSc (Hons) ARICS. So once you have agreed to purchase a property you can lessen the risk by seeking advice from DAVID COPLEY.

### **Free Independent Mortgage Advice**

To make sure you receive truly independent mortgage and financial advice which could save you both time and money we are associated with Lawrence Scofield & Co Ltd, one of the leading independent financial and insurance broking groups in the area, who can search the whole of the market for a product ideally suited to your personal circumstances – written quotations are also available on request. To take advantage of this service contact either of our offices on Harrogate (01423) 503500 or Wetherby (01937) 580850.

*Your home is at risk if you do not keep up payments on a mortgage or other loan secured on it*  
**W1365**





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