



Norwood House, Low Lane, Cowling, North Yorkshire, BD22 0LE

This Grade II listed property between Glusburn and Cowling is amidst lovely, mature landscaped gardens, pond and private lake. Norwood House offers six bedroom accommodation of considerable presence – significantly extended to offer excellent ground floor space and with many of the rooms enjoying views to some of the area's most stunning open countryside. Sitting in over 7 acres and having a garage block with approved planning permission.

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Harrogate 28 miles, Skipton 6.5 miles, Leeds 25 miles (all distances approximate)

Guide Price: £1,600,000

Accommodation

- **An exceptional family home**
- **Family sized kitchen diner**
- **Glorious views over neighbouring fields**
- **Landscapes private gardens with lake and pond**
- **Sitting in just over 7 acres**
- **Converted barn with period features**
- **Six bedrooms - three bathrooms**
- **Great living room and lounge**
- **Double garage block with planning permission**

General Remarks

An entrance hallway with stone flagged floor and stone walls leads into an inner hallway with tiled flooring. From the inner hall is access to a utility room with wall, drawer and base units, sink, plumbing for washing machine, space for a dryer, storage cupboards and a window to the side.

The inner hall leads to a formal hallway with a wooden floor, a large picture window and one of the staircases leading to the first floor.

The spacious kitchen diner offers a selection of base and drawer units in a wooden country style with granite worktop surfaces over, an electric AGA, integrated bin, dishwasher, fridge and windows to two sides. The dining/seating area provides a secondary oven with hob, space for an American style fridge/freezer, tiled flooring, and a window to the side. Through to the living room with a door to the garden, a fireplace with wood burning stove, feature beams, windows to two sides and a doorway which leads into the formal hallway. Off the hall, is the plant room housing the water filtration system for the private water supply and a downstairs two piece suite comprising of a vanity unit, a low flush w.c., and a pedestal wash hand basin. Along the rear hallway there is a large window overlooking the courtyard and a study room with a window. A second formal hallway has beautiful beams, a picture window, a second staircase leading to the first floor and a further formal entrance way with a porch and double doors. Then onto the spacious lounge with windows to three sides, a wood burning stove and feature beams.



To the first floor landing, to one end is the master bedroom with windows to two sides, fitted wardrobes and a dressing area with a window overlooking the lake. The en-suite has a marble surrounded bath, wash hand basin, concealed cistern w.c, a shower with rain hood and attachment, tiled walls and flooring. From the master is a hallway with a wooden banister overlooking the staircase and hall below. The next two bedrooms are to the roadside with one having fitted cupboards. The next bedroom has a corner aspect with two windows and fitted cupboards. Onto the central landing with a large picture window, from here is a further bedroom with fitted wardrobes, a window to the side and a "jack and jill" door accessing a further bedroom with twin windows and an en-suite. The en-suite comprises of a pedestal wash hand basin, low flush w.c., and bath. A door leads back to the hall and next is the fabulous sized master bathroom comprising of, a walk-in shower with rain hood, tiled decorative flooring, a bath with marble surround, low flush w.c., twin wash hand basins with marble top and vanity units below, storage cupboard and windows to three sides.

Externally, there is a sweeping tarmac driveway with two entrances and a garage with planning permission. There is a patio garden to one side, decorative gardens with trees, shrubs and bushes, extensive grass areas, a fabulous lake, external lighting and a summer house.









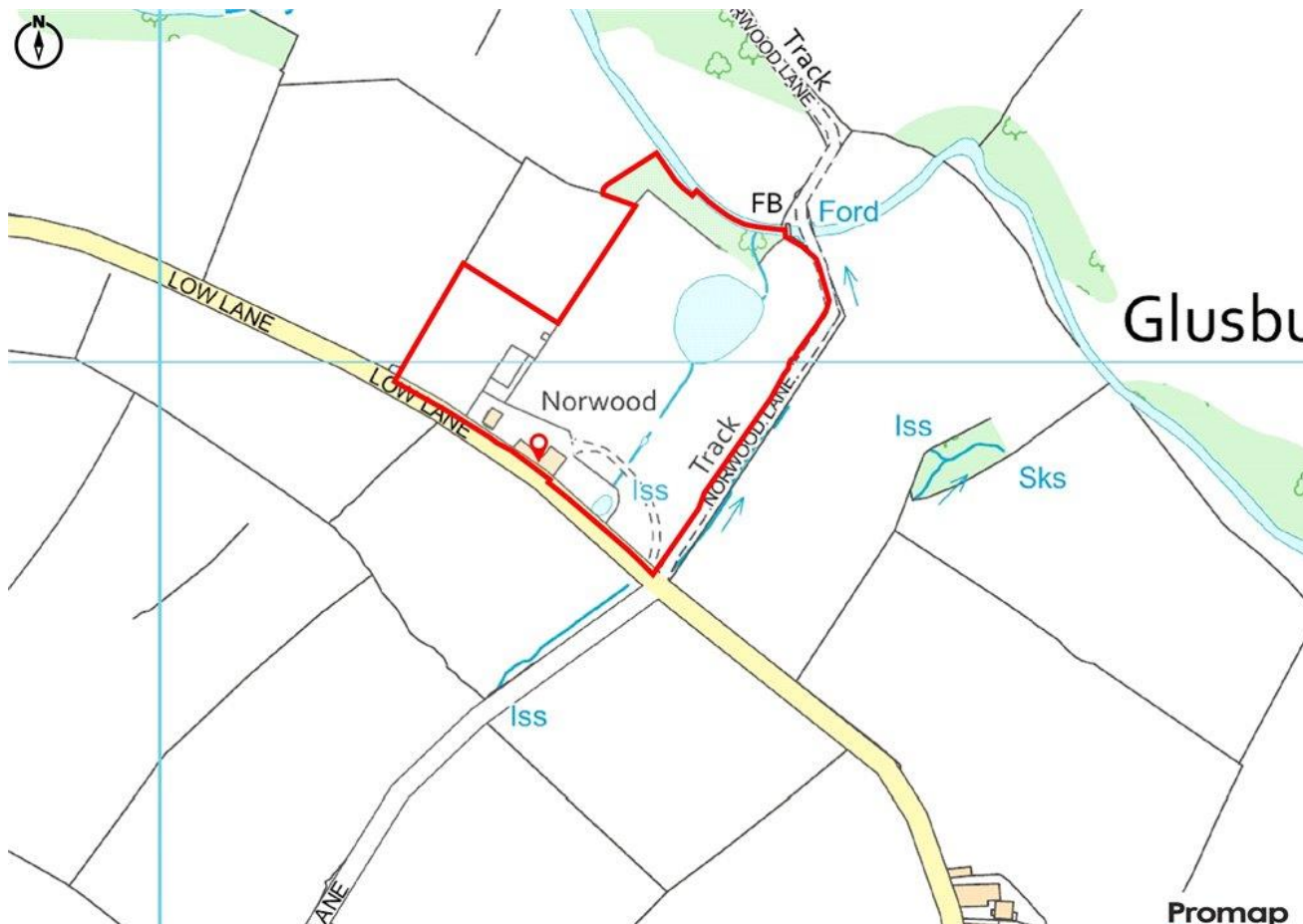






Floorplans





Directions

From Main Street, Cross Hills travel west along the A6068 which becomes Colne Road, continue to Glusburn, and after passing the former Malsis School on your right and the Dog & Gun public house on your left, turn right into Carr Head Lane. Follow the road taking the second right into the continuation of Carr Head Lane, where the property will be on your right after the first left turn and is marked by our Dacre, Son & Hartley 'For Sale' board. What3Words distracts.faded.triangles

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band H

Tenure, Services & Parking

- Freehold
- Electricity is on site. There is a private water supply, septic tank and a ground source heat pump, with under floor heating.
- Garage and driveway parking is on site
- There is an easement for electric wires over the land

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.


Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SK1190344MIK/18.03.25/1

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