

ORCHARD HOUSE  
Wormald Green, Harrogate





# ORCHARD HOUSE

WORMALD GREEN, HARROGATE, HG3 3NQ

A1M - 8 miles, Harrogate Station - 7.5 miles, Leeds Bradford Airport - 18.4 miles  
(distances approximate)

## HOUSE AND LAND WITH BUSINESS OPPORTUNITY

A SUPERB THREE-BEDROOM SEMI-DETACHED HOME  
WITH LAND OF AROUND 3 ACRES, 3 SHEPHERD HUTS,  
WOODLAND AND PONDS IN A HIGHLY ACCESSIBLE  
LOCATION BETWEEN HARROGATE AND RIPON

### Accommodation

Inner hall • Sitting room • Dining kitchen • Garden room  
Utility room • Cloakroom • Master bedroom and ensuite  
Two further bedrooms and house bathroom

### Outside

Beautiful gardens • Courtyard and outbuildings • lawned garden  
Extensive car parking • Poly tunnels • Meadows  
3 Shepherd huts and planning permission • Ponds and established woodland



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Orchard House and Land

Orchard House is a versatile property which will appeal to a broad range of purchasers from investment buyers to families wanting good outside space to those hoping to run a business from home and utilising the shepherds huts to create an income stream.

The property has beautiful gardens and was previously a plant nursery and small holding.

The property itself is beautifully presented throughout. The vendors have skilfully updated and further extended over their tenure. No stone has been left unturned in the creation of a property that purchasers would be proud to own. With replacement kitchen, bathrooms and double glazed windows throughout the property briefly comprises:

To the ground floor:

Entrance hall accessed via an attractive composite door with Windows to 3 sides.

Pretty sitting room with feature brick inglenook fireplace and beautiful hearth, bay window to front elevation. Beautiful fitted and reconfigured dining kitchen with huge centre island, space for range cooker and range of wall and floor mounted units, feature brick chimney breast and opening leading to large garden room. Utility room with rear entrance door plumbing for automatic washing machine and door through to cloakroom/WC.

First floor stairs lead to the landing. There is a large master bedroom suite with built-in wardrobes and stunning ensuite shower room. This forms part of a recent extension to the home and is beautifully presented. There is a further large double bedroom to the front of the property and third bedroom with built-in wardrobes to the rear. The house bathroom is found off the landing and has been replaced over recent months.

A paved courtyard is accessed from the door in the living dining kitchen. There are numerous outbuildings and an access footway, covered seating area and gateway leading to the large side garden area. This is mainly laid to lawn and is a







perfect area for families or those wanting space for grazing for animals. This could equally be used as a play area for children. To the front of the property is a most attractive garden which has been extensively planted with mature borders and trees and a variety of flowering shrubs. A meandering path leads to the gravel parking area which offers parking for numerous vehicles and could be used for guest parking should the shepherds huts be used for business purposes.

### Outside

The gravel off-street parking area is accessed via double timber gates from the A61. This offers parking for numerous vehicles and positioned in the parking area by the side of a cherry tree is a timber construction which could be used for storage and there is power and light to this building.

There are two polytunnels one of which is currently still used for horticulture purposes including vegetables and fruit trees and the other for leisure activities such as yoga practice. There are numerous vegetable plots and adjacent to a lawned garden area is a construction that was previously stables and stores. Whilst currently in need of repair, this could be repurposed for a number of uses.

Accessed via timber steps there is an attractive woodland walk which leads to pretty wildlife ponds and leads through to meadows and woodland and the three purpose-built shepherds huts. These have their own power and water







supply and feed into a separate water treatment plant. There is also planning permission for 4 additional shepherd's huts. There is a further large grassland area which would be perfect for anyone wishing to set up an additional business such as camping which there is also planning permission for.

#### Situation and Amenities

Orchard House is positioned in the sought-after village of Wormald Green which lies on the A61 between Ripon and Harrogate. Nearby Markington village has a church, store with Post Office and public house, while nearby Burton Leonard has a village green, public house, church, village store, cricket field and popular primary school.

Transport links are excellent: the village has a regular bus service linking Leeds with Ripon via Harrogate, the nearby A1(M) ensures easy access to both the north and south of the country and Harrogate train station offers regular services to central London.

The area offers a wide range of state schooling with the rating Outstanding by Ofsted, together with a good selection of noted independent schools including Harrogate Ladies' College, Cundall Manor, Queen Mary's and Belmont Grosvenor.

#### The Appeal of our Home – The Owners Insight

We love the convenient location with easy access to Ripon, Harrogate and the A1. The grounds are bursting with colour and extensive planting which changes throughout the year. The grounds are home to wonderful wildlife, bees, birds and butterflies. It is a most special place with huge potential for the right buyers.

#### Services and other Information

All mains services are connected to the house. The shepherd's huts have their own electricity and water supply and separate water treatment plant. An onsite borehole feeds irrigation system for the polytunnel

#### Local Authority and Council Tax Band

North Yorkshire County Council – Band D

#### EPC

Rating – C

#### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

#### what3words

///reseller.unfolds.grower

#### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

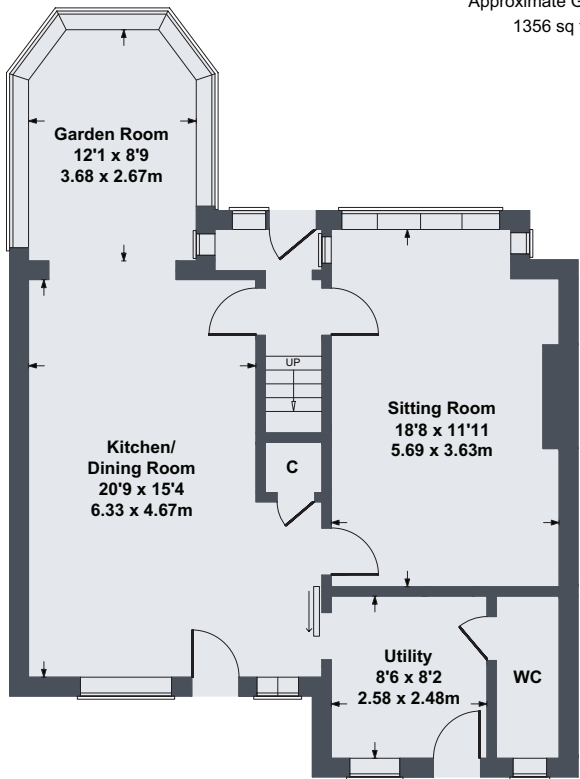
#### Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.

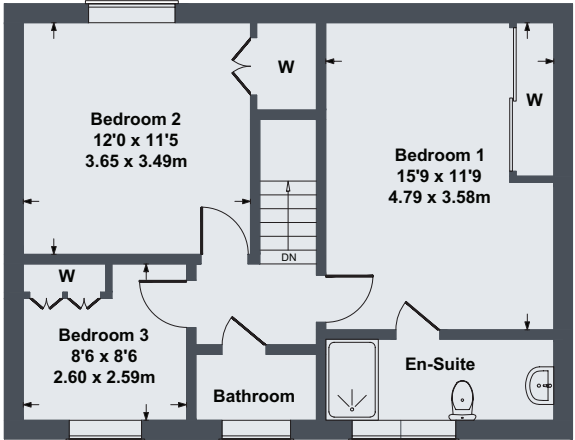


# Orchard House- Wormald Green HG3 3NQ

Approximate Gross Internal Area  
1356 sq ft - 126 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
Very energy efficient - lower running costs	(92-plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
Current	Potential	
69	81	

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2025

Photographs taken: July 2025