



**OLD COLLEGE HOUSE**  
All Saints Court, Pannal

**Carter Jonas**



## **OLD COLLEGE HOUSE, 1 ALL SAINTS COURT, CHURCH LANE, PANNAL, HG3 1NH**

Beautiful double fronted period home • Stunning views  
Peaceful rural location • Six bedrooms • Four bathrooms  
Sitting room • Formal dining room • Breakfast kitchen  
Utility room with WC • Conservatory • Large store room  
Two garages • Residents parking • 2 miles from  
Harrogate Town Centre • Two gardens • Ample rural  
walks

Old College House is a fabulous period property with a rich history, formerly known as Wescoe Hall which in 1863 was turned into Pannal House Boys School until 1910 when it became All Saints Nursery College until 1947 when it was converted into housing. Now a generous family home with grand proportions over three floors, a beautiful garden enjoying far reaching views across the valley and two garages, the property offers a purchaser the opportunity to live in a peaceful rural area yet having local conveniences in Pannal and Harrogate which is just 2 miles away.

This fabulous home briefly comprises a grand entrance hall, spacious sitting room with conservatory off, formal dining room adjacent to the breakfast kitchen, a utility room with WC and the rear entrance with back door into the communal courtyard area. Proceeding up the grand staircase to the wide landing, the first floor has a principal bedroom which enjoys the wonderful far reaching views, fitted wardrobes and an en suite shower room, three further double bedrooms, a spacious house bathroom and a shower room. The second floor has two double bedrooms, one with an en suite shower room and a very useful store room.

The outside of the property features a beautiful lawned garden with various flower beds at the front of the building taking advantage of the stunning views with only a bridleway in front, there is a side patio area adjacent to the conservatory and the property also owns another garden

**A BEAUTIFUL DOUBLE FRONTED 6 BEDROOM PERIOD PROPERTY EXTENDING TO ALMOST 4,000 SQFT ENJOYING AN ELEVATED POSITION WITHIN THIS SMALL CLUSTER OF HOUSES CENTRED AROUND A PRETTY COMMUNAL COURTYARD ON THE FRINGE OF THE POPULAR VILLAGE OF PANNAL AND JUST 2 MILES FROM HARROGATE TOWN CENTRE.**





area across the bridgeway. There is a private seating area with flower beds to the rear of the property within the communal courtyard and the house has the added benefit of two garages, one en-block with very tall ceilings and further storage options and the second garage to the side of the house. There are also several parking spaces in the rear courtyard.

This well loved home has been well maintained, including replacement double-glazed sash windows throughout. Now offering fabulous scope to update the accommodation to personal tastes and truly requires an internal inspection to appreciate its vast potential.

Old College House is located off Church Lane on the edge of the popular village of Pannal with its excellent primary school, train station and local conveniences, the property is also around 2 miles from Harrogate town centre.

## 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 - HG3 1NH:** Proceed out of Harrogate on the Leeds Road turning right at the traffic lights into Leadhall Lane. Continue ahead into Rossett Green lane, turning left into Church Lane towards open countryside and the village of Pannal. Proceed ahead and as you start to go down the hill All Saints Court is on the left before the woods.

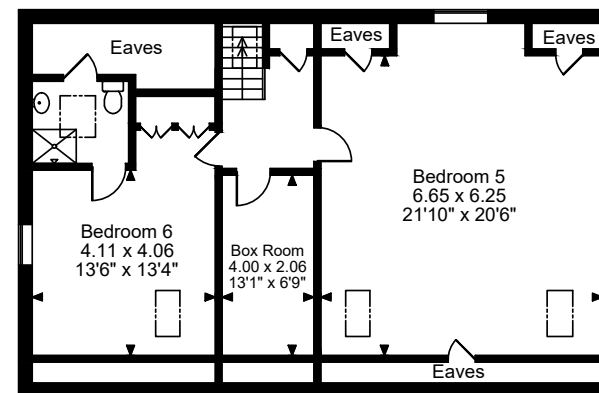
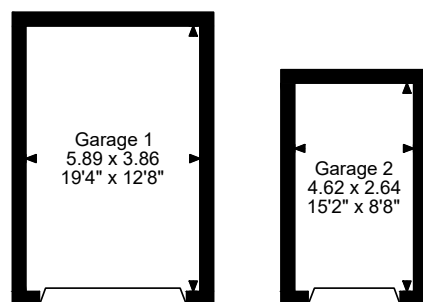
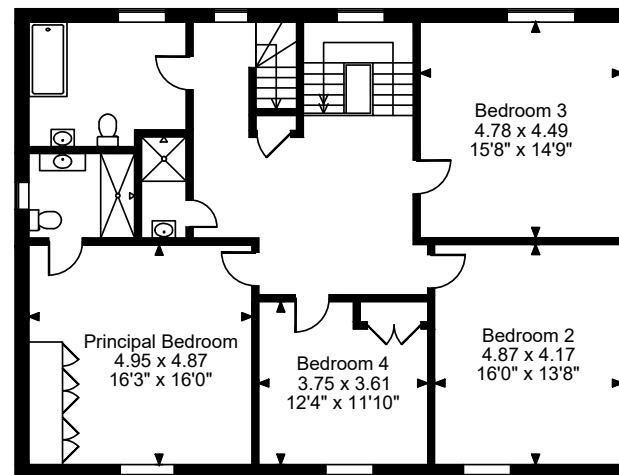
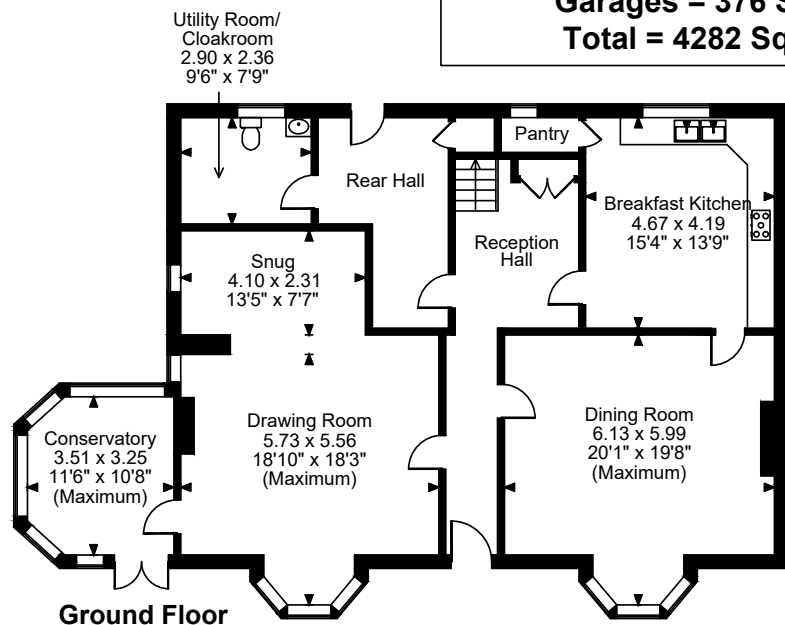








**Old College House, Pannal**  
**Approximate Gross Internal Area**  
**Main House = 3906 Sq Ft/363 Sq M**  
**Garages = 376 Sq Ft/35 Sq M**  
**Total = 4282 Sq Ft/398 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





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**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

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