



, Wilsill, Harrogate, HG3 5EB

- Grade II listed detached home built in 1617
- Four spacious bedrooms and two bathrooms
- Rich period features including panelling and Jacobean fireplace
- Historic details including inscribed panelling (1692) and George III coins found on site
- Ample off-street parking and private enclosed rear garden
- Located in the picturesque village of Wilsill
- Two outbuildings with conversion potential (STPP)
- Modernisation required — ideal for buyers wanting to add value
- Stunning valley views and excellent natural light throughout
- Council Tax Band G

Guide Price £900,000

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A Historic Gem in the Heart of Wilsill

Located in the charming village of Wilsill, near Harrogate, Ripon, and Pateley Bridge, this remarkable Grade II listed detached home, originally built in 1617, offers a rare opportunity to own a genuine piece of English heritage.

The property features four spacious bedrooms and two well-appointed bathrooms, making it ideal for family living. Two inviting reception rooms showcase original features from the 17th century, including panelling, and a fine Jacobean fireplace in one of the bedrooms. The interiors are filled with natural light and enjoy stunning views over the valley. In addition to its extensive interior, the property includes two outbuildings, offering excellent potential for conversion (subject to planning permission) into a home office, studio, annexe, or guest accommodation. There is also ample off-street parking, along with a private rear enclosed garden, making the property both practical and picturesque.

While the property boasts exceptional character and potential, modernisation is required throughout, giving buyers an exciting opportunity to restore and personalise it to their own specification and style.

A rich history accompanies this home. Manor House was originally built as a three-unit dwelling and has been adapted over the centuries, with records dating back to the late 1600s. Original panelling inscribed WP/G/1692 commemorates William and Grace Parr, who had recently married at the time. George III coins were even discovered within the walls, a testament to the home's long and fascinating past.

Whether you're drawn by the peaceful location, the architectural charm, or the opportunity to restore a significant part of Yorkshire's history, this is a truly rare



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EPC
Energy rating TBC
This property produces TBC tonnes of
CO2

Tenure Type: Freehold
Council Tax Banding: G

Material Information - Harrogate

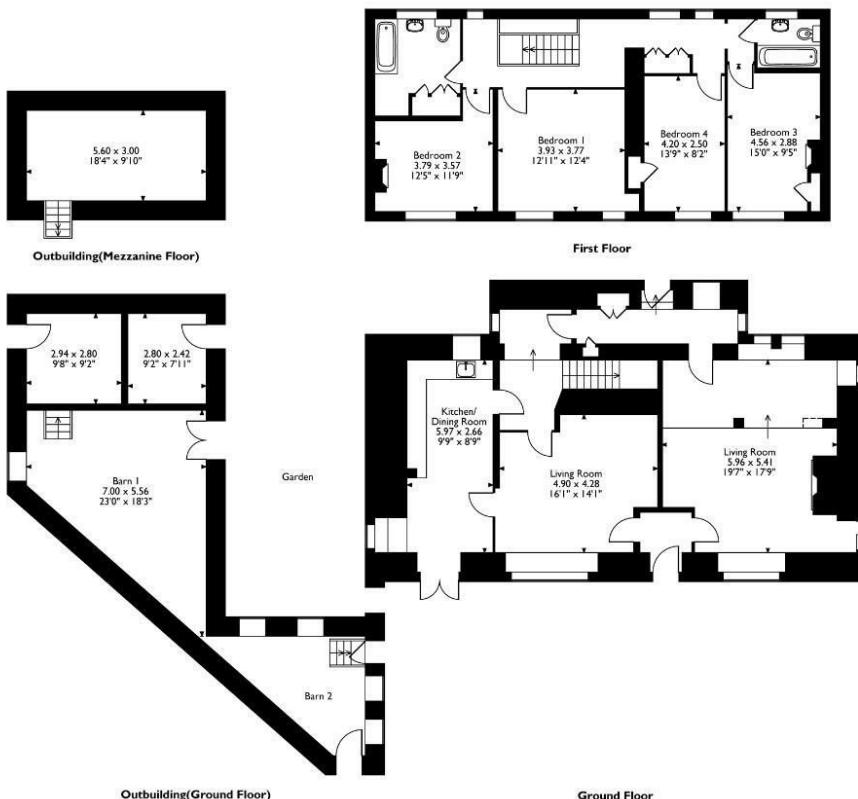
Manor House, Wilsill, Harrogate, HG3 5EB

Approximate Gross Internal Area

Main House = 183 Sq M/1970 Sq Ft

Outbuilding = 71 Sq M/764 Sq Ft

Total = 254 Sq M/2734 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.