



1 BLAND HILL COTTAGE

NORWOOD, HG3 1TB

£395,000
FREEHOLD

This characterful Georgian home, built in 1759, offers a rare opportunity for renovation or development. With original features, a west-facing garden, and views of the National Landscape, it's full of potential for investors or those looking to create their dream home.

MONROE

SELLERS OF THE FINEST HOMES

1 BLAND HILL COTTAGE

- Historic Georgian home full potential
- Built in 1759, unique character
- Two fireplaces adding period charm
- Spacious garden room extension included
- West-facing garden with great light
- Garden shed for storage
- Stunning views of National Landscape
- Ideal for investors or developers
- Excellent scope for modernisation
- Quiet location with development potential



bland hill cottage

Originally built in 1759, this charming stone-built Georgian property has been lovingly owned by the current vendors for 15 years. Offering period features and scope for modernisation, it presents an exciting opportunity for investors or those looking to create a unique family home.

Inside, the home enjoys two working fireplaces, one in the main living room and another in the stone-built garden room extension. The west-facing garden provides a peaceful outdoor space with views across open countryside and the National Landscape. A wooden garden shed offers additional storage, and the stone boiler hut adds character to the garden.

REASONS TO BUY

- Historic Georgian home with character
- Built in 1759
- Two fireplaces for cosy living
- Quiet location near National Landscape
- Perfect investment or development opportunity
- Generous outdoor space for relaxing
- West-facing garden with landscape views

ENVIRONS

Located within easy reach of Harrogate, this property

enjoys access to the amenities and attractions of the historic spa town, including The Stray, the Turkish Baths, and Betty's Café Tea Rooms. For those who appreciate the outdoors, the nearby villages of Fewston and Timble offer access to the scenic Swinsty and Fewston Reservoirs, perfect for walking, cycling, and nature spotting. The Sun Inn at Fewston is a popular local pub, adding to the area's rural charm. There is also convenient access to the A59 and A1(M), offering strong commuter links to Leeds, York, and beyond.

SERVICES

We are advised that the property has ground source heat pump, with mains water and electricity.

LOCAL AUTHORITY

Harrogate Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

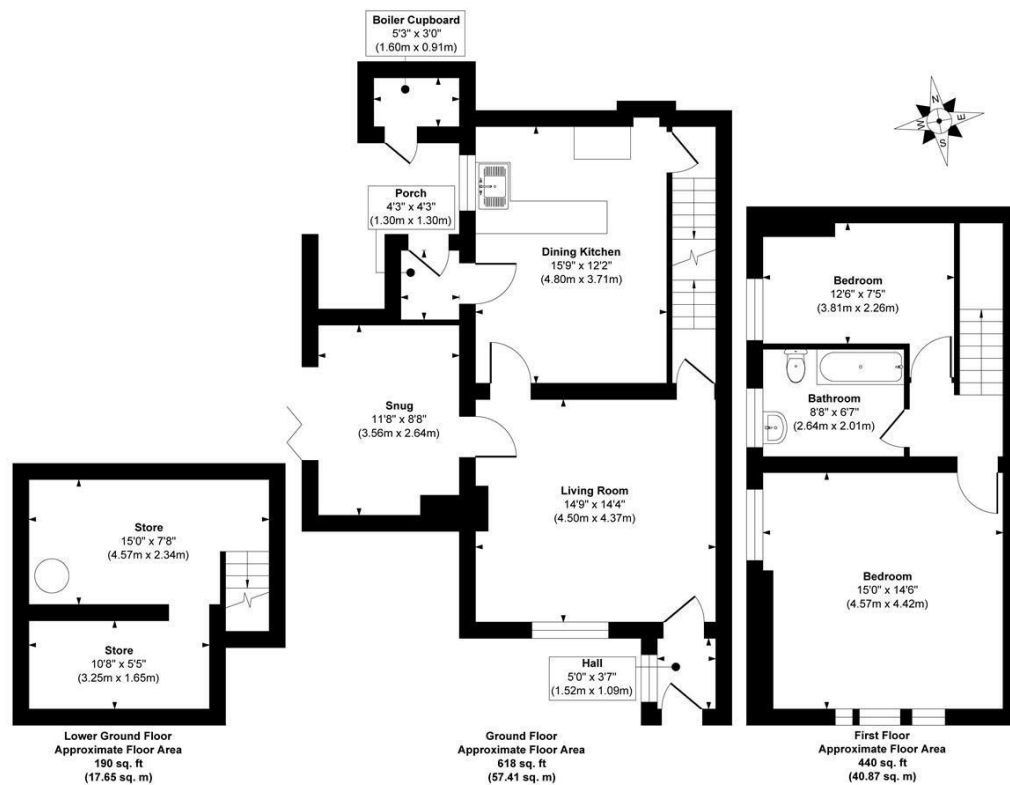
Local Authority – Harrogate

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1248.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 1248 sq. ft / 115.93 sq. m (Including Boiler Cupboard)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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