



THE COACH HOUSE, HAZELCROFT, HG3

GUIDE PRICE £975,000



A stunning and unique Coach House on the outskirts of Harrogate with far reaching countryside views.

A unique, characterful and charming Coach House, occupying a truly delightful setting whilst tucked away at the end of a private drive, forming part of a small exclusive development of Hazel Manor.

Within easy reach of local amenities in the village, including a primary school, shop and excellent transport links via the 36 bus. Harrogate town centre is a short drive away where you can find many amenities including, restaurants, schooling and transport links.

Having been the subject of a full programme of renovations, The Coach House has been cleverly extended and beautifully renovated by the current owners and now oozes charm and character throughout, along with high quality fixtures and fittings and well-proportioned internal accommodation, extending to over 2,400 sq ft, which can be tailored to suit a variety of different buyers.



Tenure Freehold	Local Authority Harrogate Borough Council	Council Tax Band Band G	EPC Rating E
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Property Description.

The property in brief comprises; a warm and welcoming entrance hall, W/C with Burlington cistern and sanitaryware, utility and Yorkshire stone flooring flows throughout the majority of the downstairs.

To right of the hallway is a fantastic open plan kitchen/ dining/ sitting room, with charming dual aspect windows to the front and rear, enjoying open countryside views, AGA, bespoke solid wood cabinetry with granite worktops, Belfast sink, island unit, plenty of room for a large dining table and a cosy place to relax. French doors lead out to the patio and garden.

To the left of the property is a sitting/ dining room again with dual aspect windows, marbled fire surround, log burning stove and plenty of room for a large dining table, enjoying a more formal setting.

Completing the downstairs accommodation is a further reception room/ study with far reaching garden views.

To the first floor is a fantastic master suite with vaulted ceiling and original beams, floor to ceiling window, built in wardrobes and en suite bathroom with Burlington cistern, a walk-in shower and roll top bath.

There are four further good sized bedrooms served by modern house family bathroom and a spacious shower room





Outside

A long sweeping private driveway leads directly to the property and access to the rest of the development. There is plentiful private parking to the front of the property and a double garage.

The sizeable and private gardens lie to three sides of the property, mainly laid to lawn with well stocked planted borders, mature hedging, fruit trees, manicured borders and perfectly placed seating areas to enjoy the multiple, tranquil views over your own garden and open fields.

The total plot extends to just over 0.5 acres and is a perfect space to enjoy and entertain with friends and family.

Location

The property is situated in the ever-popular village of Killinghall, well served by excellent local amenities and just a short distance from Harrogate town centre. The Coach House is ideally placed for the commuter within easy access to all major road and rail networks.

Services

We are advised that the property is connected mains gas and water. Drainage is to a septic tank on a neighbouring property.



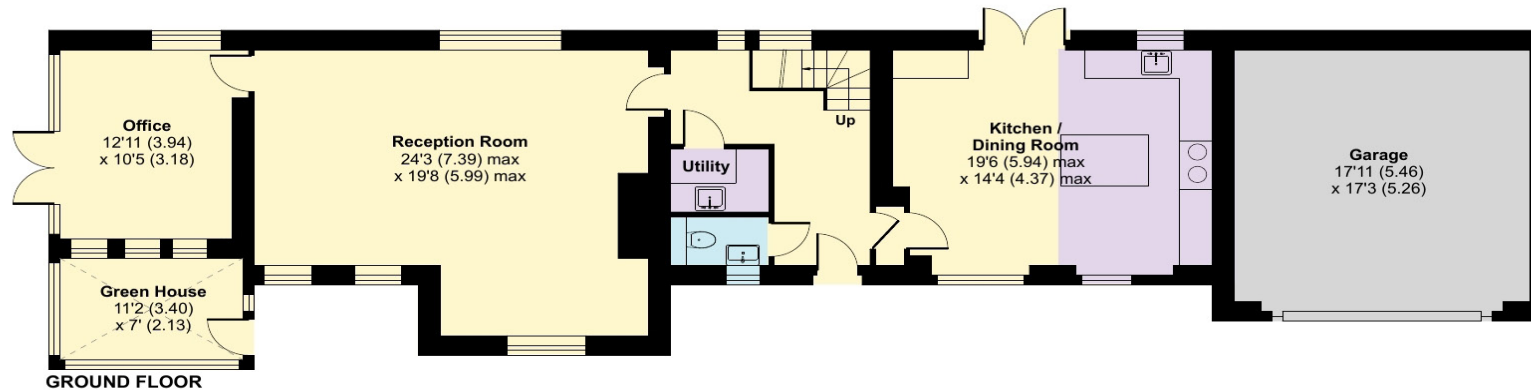
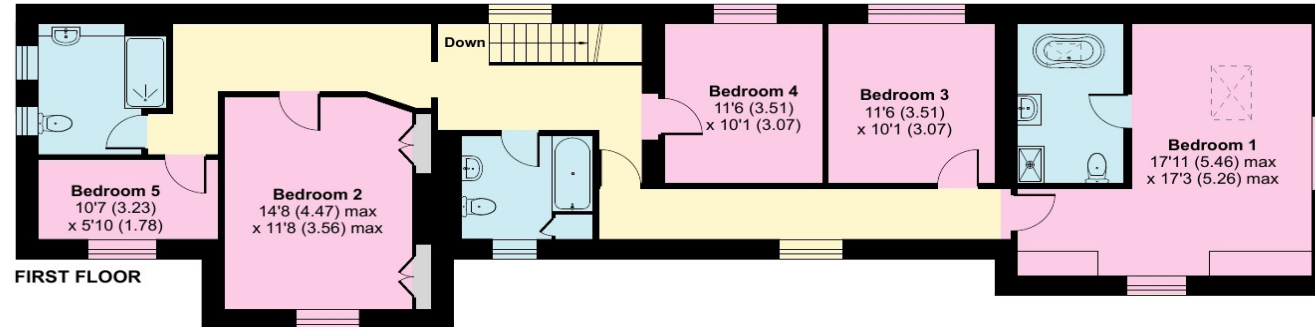
Ripon Road, Harrogate, HG3

Approximate Area = 2444 sq ft / 227 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2768 sq ft / 257.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for North Residential. REF: 1179352

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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