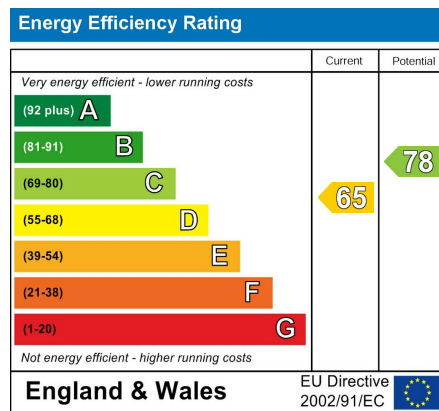


Floor Plan



Energy Performance Certificate



Directions

Proceed from Ripley toward Pateley Bridge on the B6265. Proceed through Burnt Yates and into Summerbridge. On passing Todds store and the Chapel there is a row of cottages on your left. Turn left down side road where Wylde Green is located on the left hand side.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,075,000

Wylde Green, Summerbridge, Nr Harrogate, North Yorkshire, HG3 4BN 5 Bedroom House - Detached

**Wylde Green is a privately situated, unique barn conversion dating back to 1700's creating a spacious family home that commands an elevated position with far reaching views and generous gardens. Internal inspection strongly recommended.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

With an alarm and all mains services, including gas fired heating with an updated boiler, the property briefly comprises: Reception hall, guest cloakroom, lounge with a feature fireplace incorporating a multi-fuel burning stove. Double doors leading to a verandah, ideal for alfresco dining and entertaining, which overlooks the rear feature gardens. There is a family room with a multi-burning stove and a dual view aspect.

A main feature of this charming family home is the recently updated and hand painted living family kitchen with granite worktops, solid oak cabinets and a gas Rangemaster cooker.

There are two reception rooms, a playroom/study, and a further study, plus a utility room, boot room and integral garage which benefits from lots of storage space.

With two staircases, to the upstairs landing, leading to the Master bedroom, with fitted wardrobes and a luxury ensuite shower room. There is a guest suite with an ensuite shower room with walk in shower, w/c and hand basin. Additionally there are three further bedrooms and a modern house bathroom.

Outside there are formal lawned gardens with an additional field/paddock area, well stocked borders numerous seating areas that offer both privacy and beautiful views including a covered patio area with a wooden framed gazebo with a slate roof, which is ideal for outdoor entertaining. There is ample private parking and a feature rockery garden to the front.

The property also has a detached workshop/store, with power and lighting, which subject to planning consent, could offer additional accommodation for an annexe or holiday let.

There are level enclosed lawned gardens and a field/paddock with plenty of secure space for children and ample additional space to create allotment

Summerbridge is a thriving dales village with good local amenities, a village school, Methodist Chapel, village shop, hardware store and post office, Pateley Bridge is approx 5 miles away with many more shops, cafes and the gateway to the Yorkshire Dales.

Summerbridge is within easy access to Harrogate, Knaresborough, Leeds and the A1 motorway.

