

Floor Plan



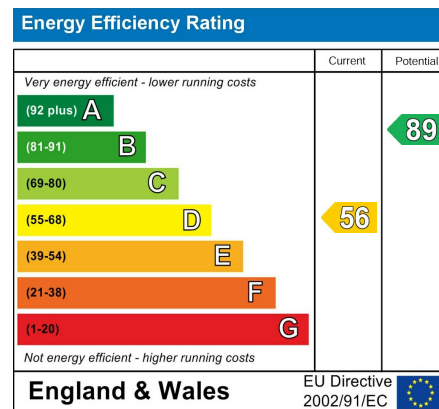
**£950,000**

The Old Winery, High Birstwith, Harrogate, North Yorkshire, HG3 2JQ

5 Bedroom House - Link Detached

**A beautifully presented stone character link detached barn conversion with flexible arranged accommodation located in this ever popular lower Nidderdale position. No chain involved.**

Energy Performance Certificate



Directions

Proceed into the village of Birstwith and go up the hill with the Church on your left toward High Birstwith. Continue up the hill and at the S band do not take the turning into Reynard Crag Lane but proceed up the hill for 20 meters and take the first right entry into the private driveway of The Old Winery.

Council Tax Band G Tenure Freehold

Agents Notes

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**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With oil fired central heating, double glazed windows, slate roof, exposed stonework and a true homely cottage feel the property briefly comprises: covered entrance porch, spacious entrance lobby that opens up into a 24 foot six wide country living family kitchen with a handmade kitchen with integrated fridge, dishwasher, Belfast sink and electric Everhot cooking range.

This area also features exposed beams, internal light oak latch doors, delightful hand painted breakfast/storage island and comfortable sitting areas set to a feature stone fireplace. Separate dining room currently used as a study with double opening French doors providing access to the pretty gardens. There is a downstairs guest cloakroom and spacious utility room with integrated fridge, freezer and space for both a washing machine and dryer. A door provides access into the rear/side gardens.

Additionally there is a really useful ground floor guest bedroom suite which incorporates an ensuite bathroom. This bedroom helps those that need a ground floor bedroom with en suite. At first floor there is a beautiful lounge which has an external stone staircase to the enclosed gardens. There is a feature fireplace with inbuilt multi fuel stove. This room provides stunning far reaching farmland views. Master bedroom with ensuite luxury shower room and three further first floor bedrooms the largest of which incorporates fitted wardrobes, stylish luxury house shower room.

Outside Approached from a five bar timber entry gate there is a gravel sweeping driveway that provides hard standing and turning for a number of cars. The pretty fore garden is well maintained and laid to lawn. It features a log store, patio with a farmland view plus useful outside electrical points There are pretty flowerbed borders with display features together with further sitting areas with electrical points and a stylish Dutch style Barn that is a useful storage shed. There is a gate that leads to the rear where there is further parking for 2 cars approached off Reynard Crag Lane.

High Birstwith is a popular location and the property stands just above Belmont Grosvenor prep school and the village of Birstwith. There is an award-winning shop/post office, tennis club, primary school, public house, and Doctors surgery.

