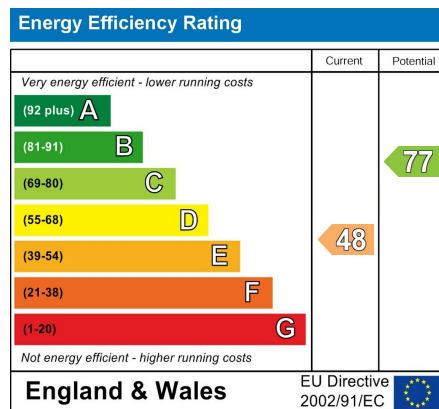


Floor Plan



TOTAL FLOOR AREA : 3217 sq.ft. (298.9 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed into Hampsthwaite down Church Lane, over the bridge and up Clint Bank where once on the level Field House is easily found on the right marked by a Hopkinsons for sale board. The driveway approach is to 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.



Offers In The Region Of £880,000

Field House, Clint Bank Lane, Hampsthwaite, Harrogate, HG3 3DS

5 Bedroom House - Semi-Detached

A beautifully presented updated five bedroom family home with a useful storage barn with annexe potential subject to consent plus a paddock and amazing family gardens extending to over an acre located in this other popular position between Hampsthwaite and Birstwith. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

This beautiful family home offers well-planned accommodation on the ground floor a central hall, a guest cloakroom, a sitting room with a log-burning stove, a family/playroom, dining room, and an updated living family kitchen with a gas Aga and a separate utility room.

On the first floor, there are three double bedrooms and an updated luxury house bathroom. On the second floor, there are two further double bedrooms and an updated bathroom.

Outside and forming a main feature of this property are the well-kept attractive grounds that extend to over 1 acre. To the left-hand side of the property, there is a shared gravel driveway that then enters a private parking area for the property with space for a number of cars. There is a useful double-width open fronted Barn which offers a variety of uses whether its for covered car parking or outdoor entertaining. The property also features lawned garden areas to the front and rear with ample sitting areas. There is also a greenhouse. An additional feature of this property is the grounds that feature a paddock which could be ideal for a pony or horse.

The property is located between the two popular villages of Hampsthwaite and Birstwith. In Hampsthwaite there is a shop, café, primary school, public house and cricket club. In nearby Birstwith, there is a medical centre, award-winning shop/post office, cricket club, and public house. Close by there are amazing walks one of which takes you down the nearby Hollybank Lane through the beautiful bluebell woods to Ripley. Internal inspection is strongly recommended.

