

Floor Plan



Energy Performance Certificates

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

Directions

Proceed into the village of Hampsthwaite and take the right hand fork passing the primary school down Church Lane .Proceed over the bridge and up Clint Bank where the property is easily found on the right hand side.

Council Tax Band Tenure Freehold

Agents Notes

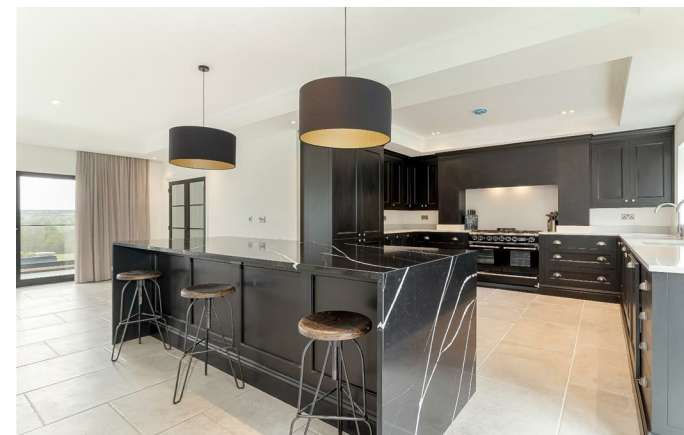
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£1,390,000

Treetops Clint Bank, Hampsthwaite, Harrogate, HG3 2HB

5 Bedroom House - Detached

A recently built detached family home, offering approximately 3800 ft.² of immaculate and spacious living accommodation located between Hampsthwaite and Birstwith featuring stunning far reaching south facing countryside views. No chain involved.



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Description

Treetops is a beautifully presented detached home that has been carefully and skilfully designed to make the most of its position with stunning views, which can be enjoyed from elevated private seating areas.

An electric sliding gate provides both privacy and security and ample parking for several cars. A side driveway leads to a useful store that could be converted into a garage. Additionally adjacent to this area, there is a home gym that equally could be utilised as a home office.

The main accommodation briefly comprises a feature reception hall with a floating staircase to the first floor. Guest cloakroom/WC and separate utility room. There is a stunning lounge with a feature remote-controlled living flame fire. The doors open up onto a front patio offering far-reaching views across the valley.

One of the main features of this beautiful home is its statement living family kitchen that offers a spacious lounge area with doors that lead out onto the front patio that provides excellent entertaining space bringing the outside in.

There is a large dining area and a modern fitted kitchen with an island with integrated appliances catering to all daily needs. Doors open up onto a large entertaining area at the rear that is both private and enclosed.

At the first floor, there is a large Master bedroom with a long walk-in wardrobe and luxury ensuite shower. There are two further bedrooms with ensuite facilities and two additional bedrooms served by a luxury house bathroom.

Attention to detail on the quality of the fittings which are Villeroy and Boch plus amazing tiling and top quality carpets give the luxury you would expect in this unique home.

Outside there are enclosed and secure garden areas for children and pets. Additionally, there are superb entertaining areas with patios and a raised garden at the rear which forms an ideal sitting/entertaining area.

The position of the property makes it convenient for those who may require the village amenities of Hampsthwaite, Birstwith and Ripley. The popular town of Harrogate is an approximate 15-minute drive away where there are excellent shopping opportunities and a wide choice of restaurants and bars. There is also a good road and rail network connecting the traveler and commuter to Leeds, York, and London.

Internal specification

First floor

Bathrooms, furniture by Villeroy and Boch, Hansgrohe sanitary ware and geberit concealed toilets, full height tiling throughout with wet floors throughout, all tiles are supplied by lapicida, all shower glass is fitted full height from floor to ceiling without the need for bracing bars .

Bedrooms, designed to accommodate media TV walls inc cat 5 and HDMI cabling and lighting to suit bed layout, master bedroom includes fully fitted walk in wardrobe
1st floor heating, all bedrooms are top quality column style radiators , all bathrooms have satin black towel rails of which

work off a separate thermostat control which is ideal for summer months.

Hallway staircase, includes modern steel design stairs of which include oak treads and frameless glass balustrades
LED lighting throughout

Ground floor

Lounge room, designed to incorporate 2no media TV walls inc cat 5 cabling and HDMI, giving optional layouts, living flame gas wood burner fires by stovax / Gazko, separate lamp lighting switches for ease of use.

Living room, designed to incorporate media TV wall inc cat 5 and HDMI cabling, living flame gas wood burner fires by stovax / Gazko.

Kitchen, hand painted solid wood kitchen doors in farrow and ball paint and contrasting granite worktops, includes Falcon continental 1100 cooker and Miele combination cooker
Miele twin (2no) larder fridge freezers, and AEG dishwasher, the kitchen benefits from 2 no sinks, positioned to suit the window layout.

Boot-room / closet, fully fitted inc shoe racks and clothing rails throughout

Utility room, includes washer / dryer outlets and sink with top quality kitchen units
Ground floor heating – underfloor with 4 no separate zones with lapicda stone effect slabs throughout.
LED lighting throughout

Security

The property benefits from CCTV (4 no cameras of which are linked to private surveillance)
Burglar alarm, with PIR sensors throughout
External lighting fully automated with the option of override switches
NEST smoke alarms linked via your phone APP
Fully automated drive gate with external intercom (linked via to your phone)

External

Driveway to the front of the property of which can accommodate several cars with large side driveway of which leads to the outbuildings at the rear of the property .

Garage, insulated and heated and plaster finished with LED lighting and several sockets, this building currently as been fitted with glass doors

Gym / office, insulated and heated and plaster finished with LED lighting and several sockets, this building currently as been fitted with glass doors
private Terraced Garden to the rear of the property with no overlooking .with external lights / sockets
Fully automated drive gate with external intercom (linked via to your phone)

Two large verandas / external terraces to the front of the property of which are accessible via the living and lounge rooms from the full height glass doors, these benefit from frameless glass balustrades for uninterrupted views

