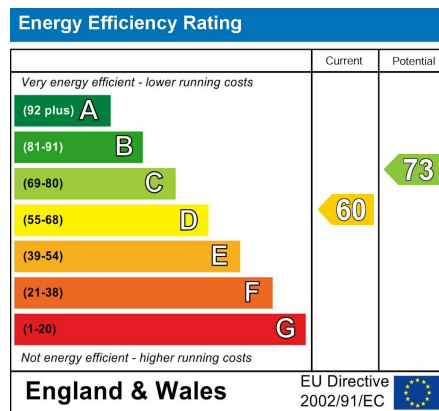


Floor Plan



Energy Performance Certificate



Directions

From the village of Ripley proceed towards Burnt Yates, and take a right turning down Pye Lane toward Shaw Mills. Proceed into the village and the property is on the right immediately before the bridge.

Council Tax Band 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.

£950,000

Bridge End Shaw Mills, Nr Harrogate, HG3 3HP

4 Bedroom House

A stunning character country home with a beautiful interior and feature gardens located in this ever-popular lower Nidderdale village. No chain involved.



HOPKINSONS
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Description

With oil fired central heating, and double-glazed windows Bridge End features a stunning well planned character home with three reception rooms, a beautiful kitchen with Aga, an integral double garage plus four bedrooms with three bathrooms (2 en-suites).

A main feature of the stunning house is its gardens which are arranged on two levels and offer an array of colourful plants shrubs borders and a delightful garden room and greenhouse.

Outside, there is ample entertaining space with both beck and countryside views.

The property comprises in greater detail, a covered entrance reception hall with access to an integral double garage. There are two double-opening doors that provide access to a forecourt hardstanding area from where there are wrought iron, folding gates.

There are three delightful reception rooms, the largest of which is a lounge that offers a multi-burning stove. There is a separate snug and a dining room with double opening doors that provide access to the rear patio garden area. The dining room opens up into a character well-fitted kitchen with Aga plus a good range of base cupboards and drawers. There is an integrated fridge freezer and dishwasher. Additionally, there is a Belfast sink and corner carousel storage cupboards. Utility room with space for washing machine, useful storage cupboards, and guest cloakroom/WC.

On the first floor, there is a spacious hallway that provides access to the master bedroom which is of a super proportion and features stunning views to 2 sides. There is both a fitted wardrobe and walk-in wardrobe and an ensuite bathroom that also includes a walk-in shower.

There is a guest bedroom which has a double opening wardrobe and luxury ensuite shower room. There are two further bedrooms and a useful study area from where there is access to a luxury house shower room.

A pull-down ladder provides access into a most useful storage loft, which subject to the necessary consents could offer additional living space or a hobbies room. There is already a useful Velux window.

This charming character property is the epitome of a comfortable Dales character home.

There are manageable well-stocked gardens that are enclosed to the front by a dry-stone boundary wall with a personal access gate.

Attached to the double garage there is a recently built garden room which has a tiled floor plus windows to 3 sides and double opening doors that provide access to the level lawn, gardens, and greenhouse.

Stone steps lead down into the lower garden area which is mutually stocked with specimen plants, trees, and borders. There is a pleasant walkway around the garden and there are many comfortable sitting areas.

Steps lead up to a spacious patio area ideal for entertaining and relaxing. There is a water tap and oil tank.

The property has an orientation of excellent views to the front over rolling farmland to the side towards the village of Shaw Mills, and at the rear over a babbling stream.

Agents note. We are yet to market a property with so many character features with a comfortable homely feel together with amazing well-stocked gardens. Internal inspection is strongly recommended – why not make your booking now to view it!

