



VERITY
FREARSON

THE OLD MISTAL, MAIN STREET, PANNAL, HARROGATE, HG3 1JZ

£950,000

THE OLD MISTAL, MAIN STREET,

Pannal, Harrogate, HG3 1JZ

A charming four-bedroom detached property providing deceptively spacious and well-presented accommodation with attractive garden and garage, situated in a super position in the heart of the popular village of Pannal.

The Old Mistal is a former farmhouse and barn which was converted into a fine family home approximately 20 years ago. The impressive accommodation comprises a large dining hallway with feature oak and glazed door leading to the property, and staircase leading to the first floor. Accessed from the hallway is the principal sitting room, which has an attractive fireplace with wood-burning stove and the dining kitchen and family room. There is also a ground-floor study, WC and boot room. Upstairs, there is a large galleried landing, which leads to the four bedrooms, three of which having en-suites. There is also a modern family bathroom, and the principal bedroom has the benefit of a dressing room with fitted clothes storage. There is an attractive paved garden which provides an excellent outdoor sitting and entertaining space, a driveway provides parking and leads to a single garage with electric door.



3 Reception Rooms · Dining Hall · Dining Kitchen · Cloakroom · Boot Room

4 Bedrooms · 3 En-Suites

Off-Road Parking · Garage · Delightful Gardens To Rear And Side







ACCOMMODATION

GROUND FLOOR

DINING HALL

An impressive oak and glazed front door leads to the large dining hallway with tiled flooring. Stairs lead to the upper floor.

SITTING ROOM

A spacious reception room with attractive Yorkstone fireplace and wood-burning stove.

DINING KITCHEN

With dining area and tiled flooring. The kitchen comprises a range of quality fitted units with granite worktop. Space for a range cooker, integrated dishwasher, washing machine and fridge / freezer.

FAMILY ROOM

A further reception room with tiled flooring and fitted cupboard and shelving.

STUDY

Providing a useful workspace.

CLOAKROOM

With WC and washbasin.

BOOT ROOM

Providing useful storage space and boiler room.

FIRST FLOOR LANDING

An impressive galleried landing with feature stone wall.

BEDROOM 1

A large double bedroom with vaulted ceiling and exposed wooden beams. Dressing room with fitted clothes storage.

EN-SUITE SHOWER ROOM

White suite comprising WC, washbasin set atop a vanity unit, and large walk-in shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

The double bedroom with fitted wardrobes and dual aspect.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin with vanity unit, and shower. Heated towel rail.

BEDROOM 3

A double bedroom with vaulted ceiling and exposed wooden beams.

EN-SUITE BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Heated towel rail.

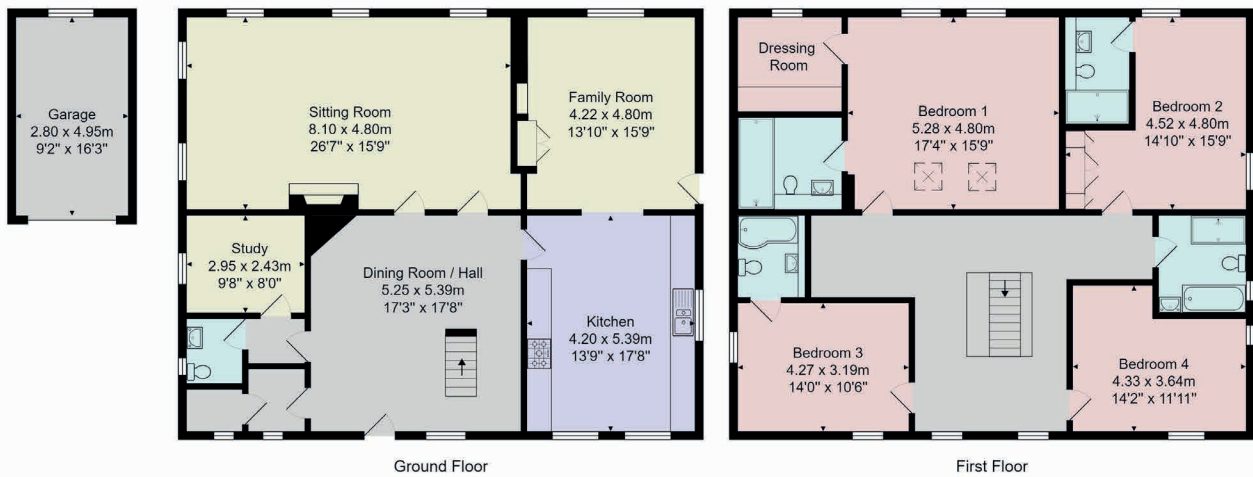
BEDROOM 4

A further bedroom with exposed wooden beams.

BATHROOM

A white modern suite with WC, basin, bath and shower. Tiled walls and floor and heated towel rail.

FLOOR PLAN



Total Area: 276.9 m² ... 2981 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

An electric gate leads to the property where a driveway provides parking and leads to a single garage with electric garage door. There is an attractive paved garden with planted borders, which provides a delightful outdoor sitting area and entertaining space. To the side of the property there is a further small walled garden, providing an additional private sitting area.

Location

This super home is located in the heart of Pannal, a popular village situated on the southside of Harrogate, well served by a popular primary school, shop, post office railway station and regular bus service.

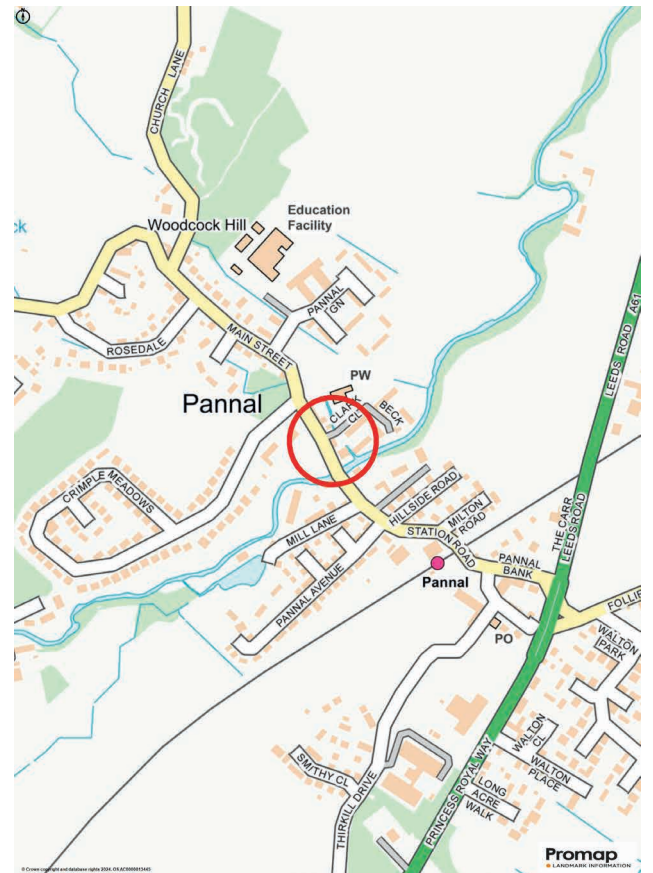
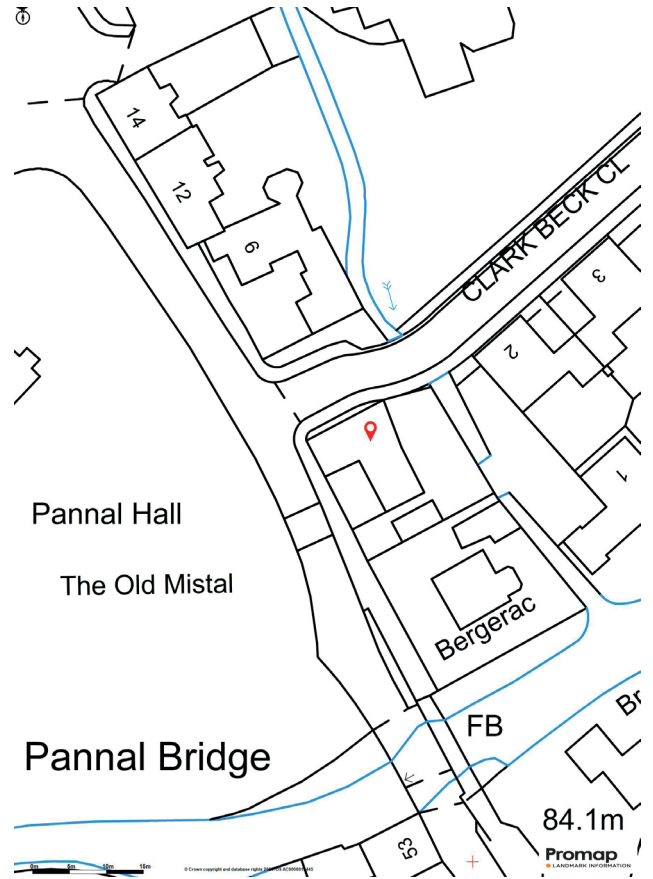
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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	
WWW.EPC4U.COM		

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