



VERITY
FREARSON

ORCHARD COTTAGE, BACK LANE, SWARCLIFFE, BIRSTWITH, HG3 2JG

GUIDE PRICE £920,000

ORCHARD COTTAGE, BACK LANE, SWARCLIFFE,

Birstwith, Harrogate, HG3 2JG

A fantastic opportunity to purchase this high-quality period village property with attractive and generous gardens enjoying delightful views over the surrounding countryside and beyond.

This immaculately presented home provides generous accommodation. Dating originally from 1911, the property was comprehensively extended and improved in 2008 to provide versatile accommodation which includes two large reception rooms, each with patio doors leading to the garden, together with a stunning dining kitchen and downstairs WC. Upstairs, there are five bedrooms, including the main bedroom which has glazed doors leading to a sun terrace overlooking the garden. There is also a modern bathroom and an en-suite.

A particular feature of the property is the large and attractive landscaped garden with lawn and various sitting areas enjoying superb views over the surrounding countryside. A summerhouse provides additional accommodation and has particularly impressive long distance views to the south over countryside and towards Harrogate.



2 Reception Rooms · Dining Kitchen · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Lawned Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With fitted storage.

SITTING ROOM

An impressive reception room with windows and glazed doors overlooking the garden. Attractive fireplace with open fire.

DINING KITCHEN

With space for dining area and glazed doors leading to the garden. Stylish fitted kitchen with bespoke painted wall and base units with oak worktops, Belfast sink, integrated dishwasher and large gas-fired AGA.

FAMILY ROOM

A further large reception room with wood-burning stove.

CLOAKROOM

With WC and basin.

FIRST FLOOR BEDROOMS

There are five good sized bedrooms on the first floor. The large master bedroom is of particularly impressive proportions with fitted wardrobes and glazed doors leading to a sun terrace and enjoys a spectacular view over the garden and fields beyond.

BATHROOM

With WC, washbasin, bath and separate shower. Heated towel rail.

EN SUITE SHOWER ROOM

With WC, washbasin and shower.

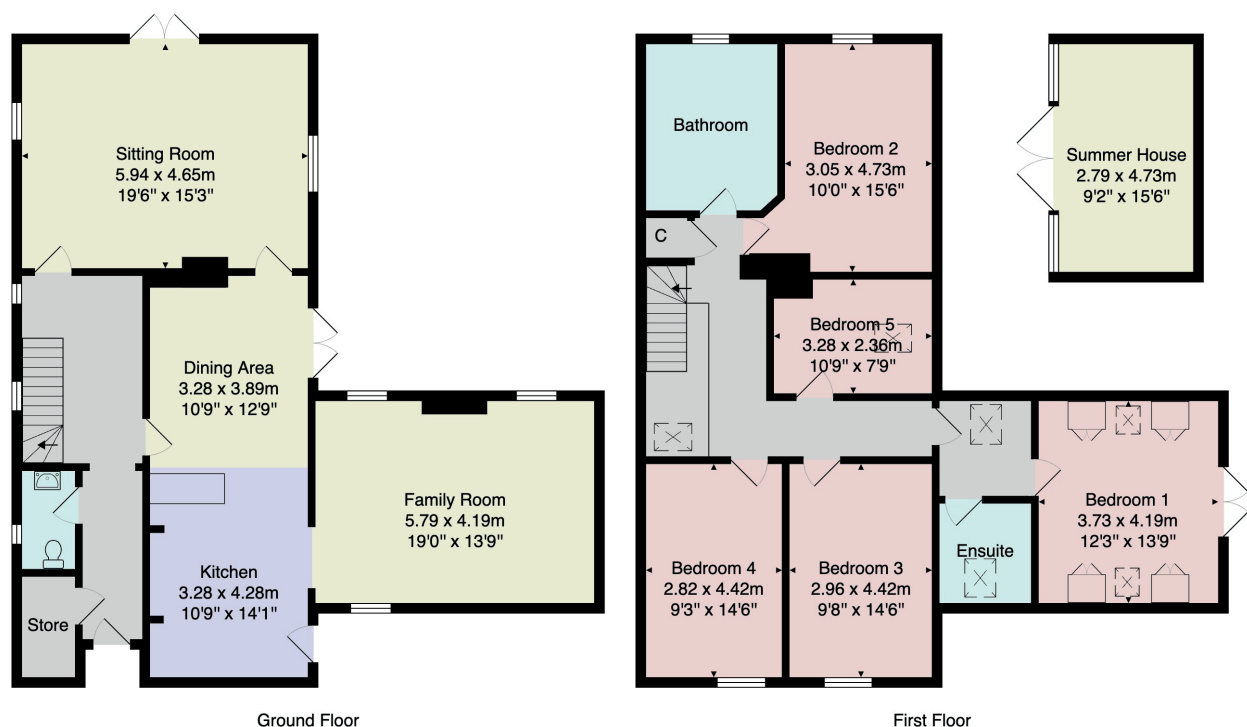
UTILITY CUPBOARD

With space and plumbing for washing machine.

LOFT

Access with a ladder to large loft providing storage space.

FLOOR PLAN



Total Area: 204.8 m² ... 2204 ft² (excluding summer house)
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

A drive leads to the property where is a large gravel parking area to the front of the house. There is also an additional parking space on the drive leading to the property which is owned and used by this house. There is a large and attractive garden to the rear with extensive lawn, fish pond and various sitting areas, enjoying a delightful outlook over the surrounding countryside. There are various useful garden sheds providing storage, a greenhouse and a summerhouse with light / power and patio providing additional sitting and entertaining space enjoying superb long-distance views.

Location

This charming property is situated in a quiet position surrounded by beautiful open countryside within the popular village of Birstwith, which is well served by excellent village amenities including a popular village shop, pub, primary school, regular bus service to Harrogate, Pateley Bridge and Ripon, doctors surgery, tennis club and is within a 15-minute drive of Harrogate town centre.

Services

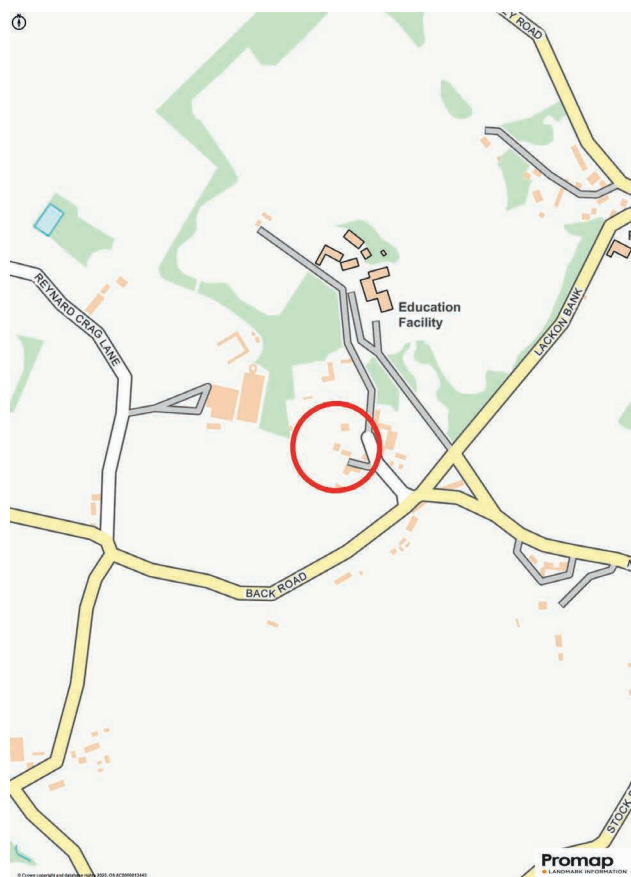
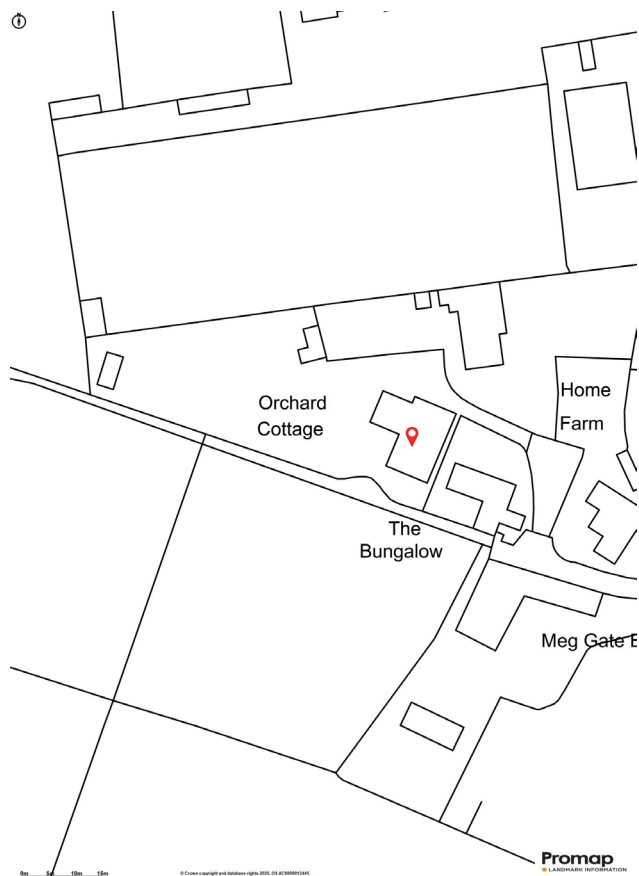
All mains services connected with the exception of sewerage (shared septic tank).

Tenure

Freehold

Council Tax Band - F

EPC - D



Harrogate

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