



VERITY
FREARSON

5 PADDOCK VIEW, HAMPSTHWAITE, HARROGATE, HG3 2FJ

£795,000

Hampsthwaite, Harrogate, HG3 2FJ

A stunning five-bedroom village home offering very stylish and generous living accommodation with particularly attractive and good sized south-facing rear gardens.

Paddock View is an exclusive development of just five detached family homes of contemporary design located on the edge of the popular and fashionable village of Hampsthwaite, well positioned next to open countryside yet just a ten-minute drive from Harrogate town centre. Village amenities include a popular bistro / cafe, village store, the Joiners Arms public house and St Thomas a Becket Church. There is also a village primary school, Memorial Hall, and sporting clubs include Hampsthwaite Cricket Club and Hampsthwaite and Birstwith Junior Football Club.

Updated by our current vendors to an exceptionally high standard, an early internal viewing is essential to appreciate the style and quality of this exceptional home.

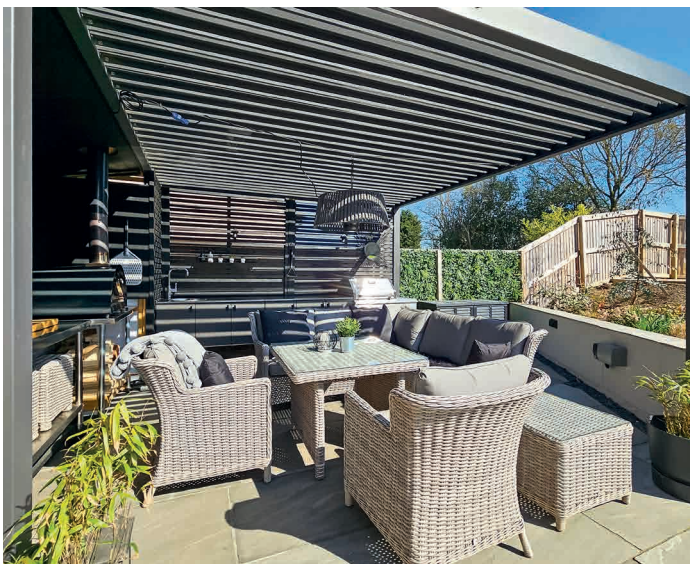
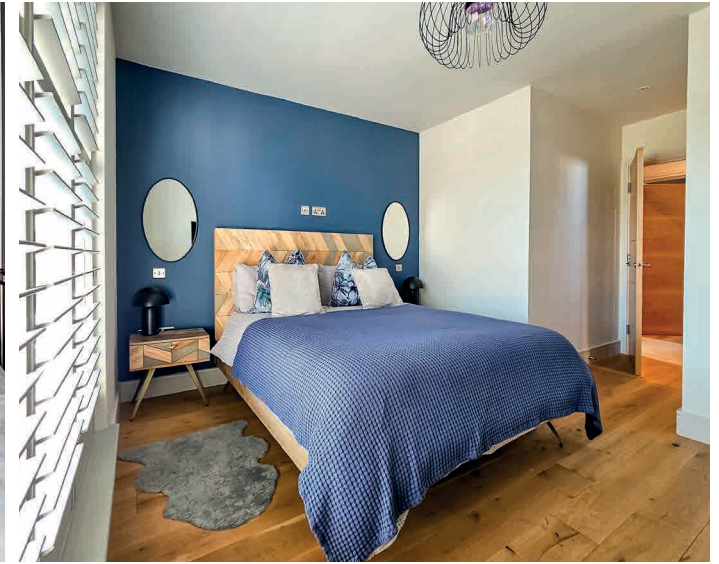


Snug / Family Room · Open-Plan Living Kitchen · Utility Room

5 Bedrooms · En-Suite Shower Room · Family Bathroom

Ample Off-Road Parking · Garage · Generous South-Facing Lawned Garden And Terrace







ACCOMMODATION

GROUND FLOOR

Reception hall with tiled floor and under-stairs cupboard, cloakroom and stairs leading to the first floor. A snug / family room with window and door to front. A particular feature of the house is the superb, most generous and open-plan L-shaped living space incorporating sitting, dining and kitchen areas. The living and dining areas feature herringbone engineered wood flooring, window to side and bi-folding doors leading to the rear garden. The living area opens onto the impressive dining kitchen incorporating a range of high-quality kitchen fittings by Nolte, a Quooker hot-water tap, breakfast bar, quartz work surfaces and integrated Neff appliances. There is also a separate utility room with a door leading to the double garage.

FIRST FLOOR

To the first floor there are four double bedrooms and a fifth single bedroom / office. Luxury en-suite shower room to Bedroom 1 and house bathroom with white suite and separate shower cubicle.

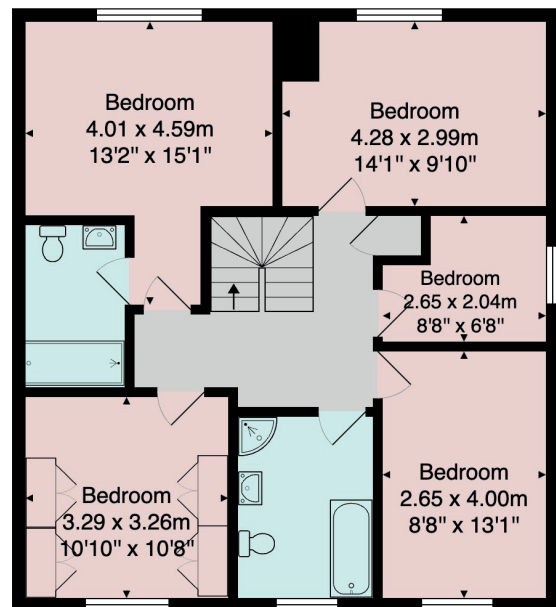
OUTSIDE

Extensive block-paved driveway provides ample off-road parking and leads to a single garage with remote-controlled electric door. A particular feature to the house is the generous south-facing gardens with shaped lawn, raised planting, large terrace, aluminium pergola / entertaining area. Outdoor kitchen with working sink.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 173.5 m² ... 1868 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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Location

Hampsthwaite is a thriving village in Nidderdale in the Harrogate district of North Yorkshire, located just four miles northwest of Harrogate. The centre of the village is designated as a Conservation Area and lies just outside the Nidderdale Area of Outstanding Natural Beauty.

Agent's Notes

Italian porcelain floor tiles to selected room.
Zoned wet under-floor heating throughout the ground floor.
Window shutters throughout/

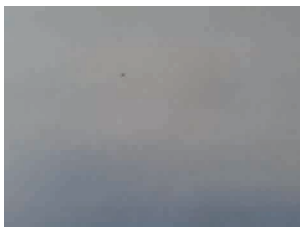
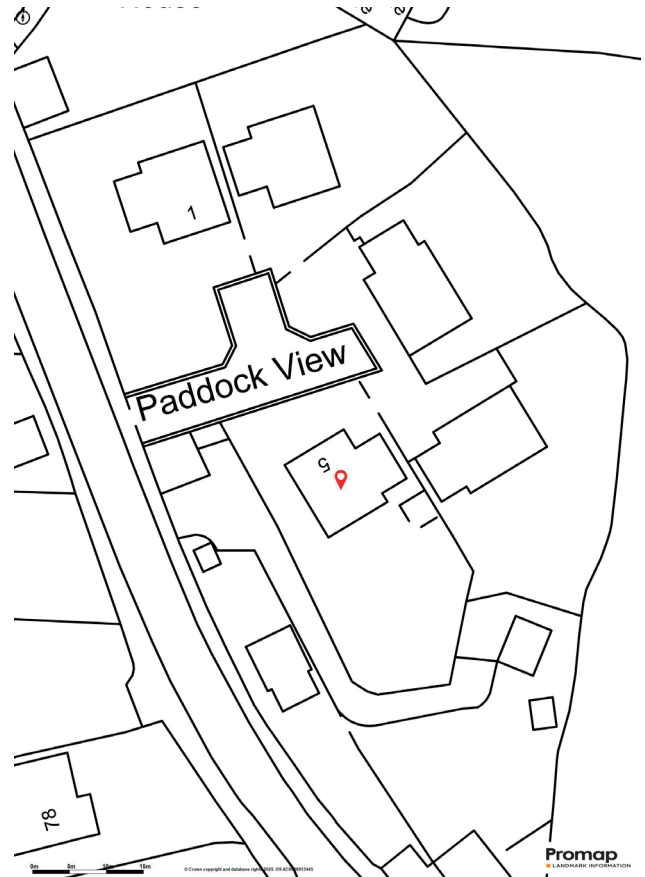
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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