



VERITY  
FREARSON

2 MILL COTTAGES, CRIMPLE LANE, FOLLIFOOT, HARROGATE, HG3 1DF

£800,000



## 2 MILL COTTAGES, CRIMPLE LANE,

*Follifoot, Harrogate, HG3 1DF*

**A fantastic opportunity to purchase this individual and attractive cottage situated in a delightful and peaceful position with extensive gardens extending to approximately one acre.**

This attractive cottage provides deceptively spacious accommodation, with three bedrooms, generous living space and integral double garage. The property is surrounded by extensive and attractive gardens which include formal lawned gardens, woodland and orchard, and borders a stream, where there is a summerhouse providing an excellent outdoor sitting area and entertaining space.

This individual property is situated in an idyllic position yet is convenient for the excellent nearby amenities within Harrogate, which include shops, bars, restaurants and popular schools. Also convenient for motorways and Leeds Bradford International Airport.



Sitting Room · Sunroom · Office · Kitchen

3 Bedrooms · Bathroom · Guest Shower Room

Off-Road Parking · Integral Double Garage · Extensive Gardens With Stream And Summerhouse













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with space for sitting and dining areas, with bay windows overlooking the garden. Attractive brick fireplace with open fire.

#### KITCHEN

A fitted kitchen with wall and base units, worktop and sink. Electric hob, integrated double oven and space for appliances.

#### USEFUL GUEST SHOWER ROOM

With shower and WC.

### SUNROOM

A superb additional reception room with vaulted ceiling and skylight windows and double-glazed windows and doors leading to the garden. Log-effect gas stove.

#### OFFICE

Providing a useful workspace.

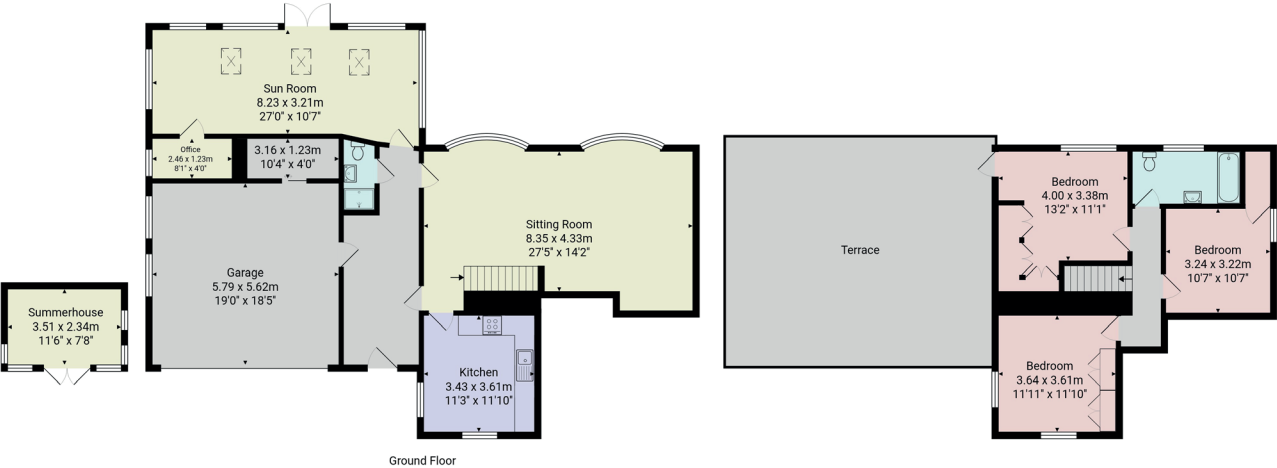
### FIRST FLOOR BEDROOMS

There are three good-sized double bedrooms on the first floor, two of which have fitted wardrobes. There is access from the main bedroom via a door leading to a large sun terrace.

#### BATHROOM

With WC, washbasin and bath.

# FLOOR PLAN



Ground Floor

Total Area: 161.7 m<sup>2</sup> ... 1740 ft<sup>2</sup> (excluding garage, terrace, summerhouse)  
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

The property stands within most impressive and attractive gardens and grounds extending to approximately one acre. To the side of the garage is a sloping garden planted with fruit trees. There is a log shed, coal store and garden tool shed.

To the rear of the property is an attractive lawned garden with planted borders, sitting areas and two useful stone storage sheds. Beyond the lawned back garden, steps lead to a woodland area and bog garden, from which there are steps (some uneven) leading to a further natural grassed area and the Crimble Beck. This, and a good size timber summerhouse, provide an excellent tranquil space for sitting and relaxing.

## Agents Note

The property has a recently installed modern sewage treatment plant.

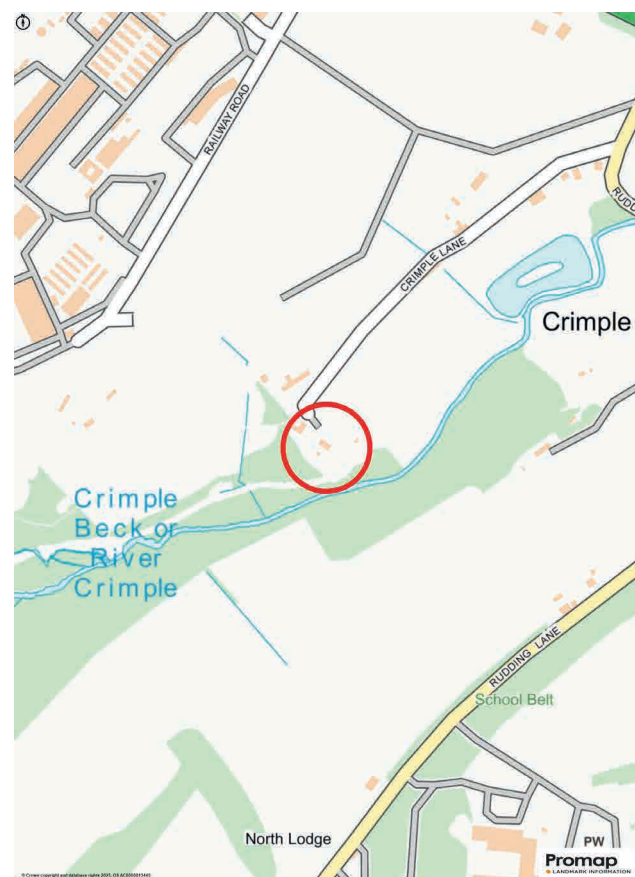
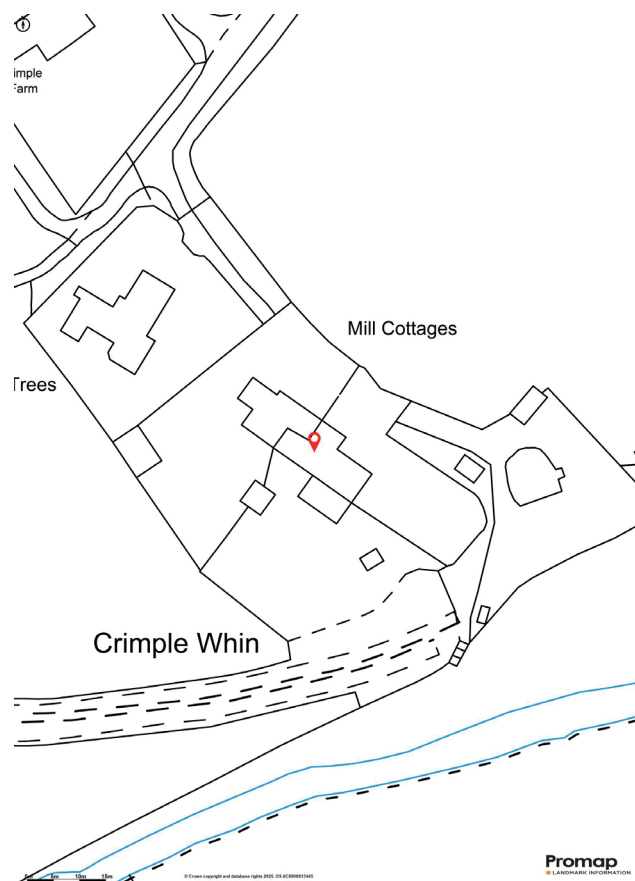
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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