



VERITY  
FREARSON

THE MEADOWS, WORMALD GREEN, HG3 3NJ

OFFERS OVER £975,000



# THE MEADOWS

*Wormald Green, HG3 3NJ*

**A four bedroom detached home with the rare benefit of land and paddocks, extending to approximately 1.5 acres in total, with stable block and double garage, situated in this desirable position surrounded by beautiful countryside.**

This impressive property provides beautifully presented accommodation. On the ground floor there is a stunning open plan kitchen and living area together with a large sitting room, separate dining room and conservatory. There is also a boot room and downstairs WC. On the first floor there are four double bedrooms, of which two have en-suites and there is a separate house bathroom. A particular feature of this property is the generous outside space. A driveway provides parking and leads to a double garage. At the rear of the property there is an attractive garden which overlooks the adjoining paddocks and the beautiful countryside beyond. The property has the benefit of a triple stable block with water and power as well as a useful storage building and large horse shelter. The property is situated in this delightful position, surrounded by attractive open countryside and is conveniently located between Harrogate and Ripon. Offered for sale with no onward chain.



Sitting Room - Dining Room - Stylish Kitchen - Conservatory - Boot Room - WC

Four Bedrooms - Bathroom - Two Ensuites

Paddocks - Stable Block - Attractive Garden - Driveway - Double Garage













## ACCOMMODATION

### Ground Floor Entrance Hall

A large reception hall.

### Sitting Room

A spacious reception room with stone fireplace and multi-fuel burning stove. Glazed doors lead to a conservatory.

### Conservatory

Providing a further sitting area with windows and glazed doors overlooking the garden.

### Dining kitchen

A modern kitchen with space for sitting or dining area. The kitchen comprises a range of stylish fitted units with quartz worktop, island and breakfast bar. Range cooker, integrated fridge/freezer, dishwasher, washing machine and tumble dryer.

### Cloakroom

With WC and basin.

### Boot Room

Providing a useful storage space and room for additional appliances.

### Dining Room

A further reception room with glazed doors overlooking the garden. Large fitted cupboard.

### First Floor Landing

A generous galleried landing with window to the front.

### Bedrooms

There are four good sized double bedrooms on the first floor, with fitted wardrobes, two of which have ensembles.

### Ensuite 1

A white suite comprising WC, twin basins set within a vanity unit, bath and separate walk-in shower.

### Ensuite 2

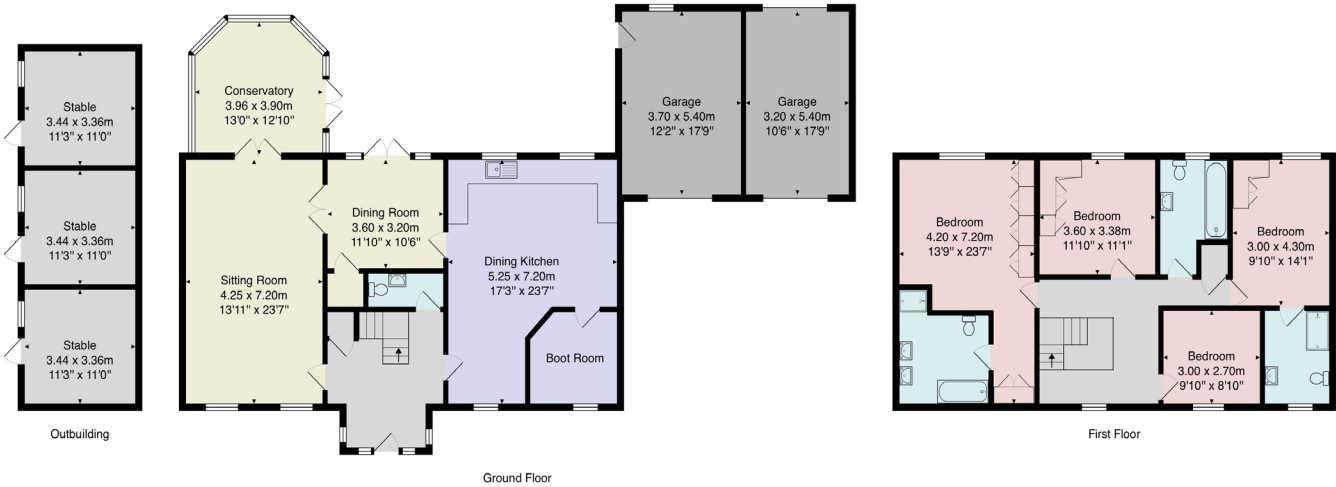
A white suite comprising WC, basin and bath with shower above.

### Bathroom

With WC, basin and bath.



# FLOOR PLAN



Total Area: 249.5 m² ... 2686 ft² (excluding tack room, stable)  
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 provides parking for five vehicles and leads to a double garage, with electric doors, light and power. There is an attractive garden with lawn and patio, orchard and covered sitting area providing an excellent outdoor entertaining space.

The property has the rare benefit of land and paddocks, extending in total to approximately 1.5 acres and has a stable block, providing three self-contained stables with power and water.

There are outdoor power points and a useful storage building. There's also a horse shelter in one of the paddocks.

## Services

All mains services connected.

## Tenure

Freehold



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







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