



VERITY
FREARSON

TANG BECK COTTAGE , SLEIGHTS LANE, KETTLESING, HG3 2LE

£750,000

TANG BECK COTTAGE, SLEIGHTS LANE,

Kettlesing, HG3 2LE

A spacious and very well-presented four-bedroom detached home with attractive gardens and flexible living accommodation, situated in this desirable village surrounded by beautiful open countryside.

This individual property is a former Wesleyan Chapel that has been comprehensively updated and extended and is now suitable for modern-day family living. On the ground floor there is generous living space with two reception rooms as well as a dining area, stunning modern kitchen which has glazed doors leading to a family room which overlooks the garden. There is also a useful utility /boot room and downstairs WC. Upstairs, there are four good-sized bedrooms, a bathroom and modern en-suite shower room. There is also an office space which benefits from original features of the chapel with stained- glass windows and vaulted ceiling. The office could easily be adapted to create a fifth upstairs bedroom if required.

A particular feature of the property is the large and attractive gardens that run alongside the beck with hot tub and swimming pool. There is off-road parking for two vehicles and a single garage. Offered for sale with no onward chain.



2 Reception Rooms · Dining Area · Playroom · Kitchen · Utility Room / Boot Room · Cloakroom · Office

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Extensive Gardens · Swimming Pool · Hot Tub · Woodland Area







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with wood-burning stove.

PLAYROOM

A further reception room which could provide an additional sitting area or playroom.

DINING AREA

A spacious dining area adjoining the kitchen.

KITCHEN

A modern fitted kitchen with a range of wall and base units with island, worktop and breakfast bar. Range cooker and integrated appliances. Glazed bi-folding doors lead to the family room.

FAMILY ROOM

Providing a further sitting or dining area with patio doors leading to the garden.

UTILITY / BOOT ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine.

CLOAKROOM

With WC and basin.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor, including the main bedroom with en-suite.

EN-SUITE

A white modern suite comprising WC, washbasin set atop of a vanity unit and shower. Tiled walls and floor.

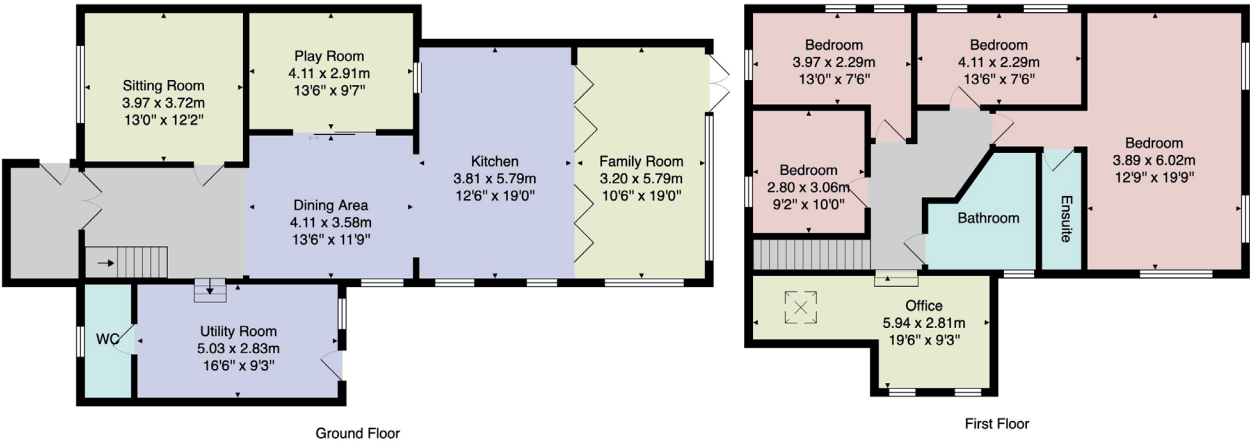
BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Tiled walls and floor.

OFFICE

With attractive original features from the chapel with stained-glass windows and vaulted ceiling. Providing a useful workspace which could potentially be easily converted to provide an additional bedroom if required.

FLOOR PLAN



Total Area: 214.0 m² ... 2303 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

The property occupies a particularly generous plot having attractive gardens with extensive lawned area, paved and deck sitting space, mature planted borders and a hot tub and small swimming pool. There is also two driveways that provide off-road parking and a single garage. A gateway leads to a further woodland area.

Location

The property is situated in this desirable village, which is well served by local amenities including a pub and primary school, and is within a short driving distance of Birstwith, Hampsthwaite and the fashionable spa town of Harrogate, where a wide range of amenities are on offer.

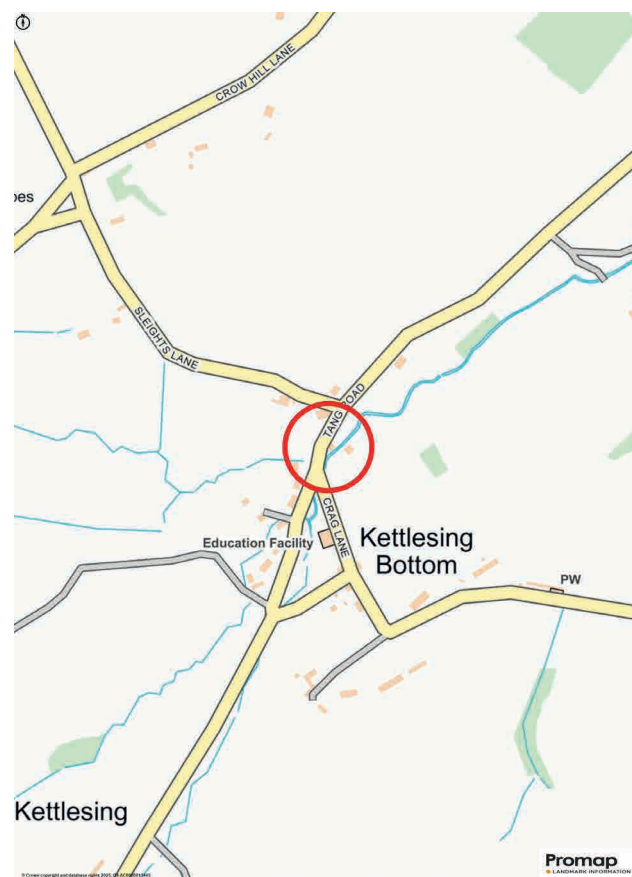
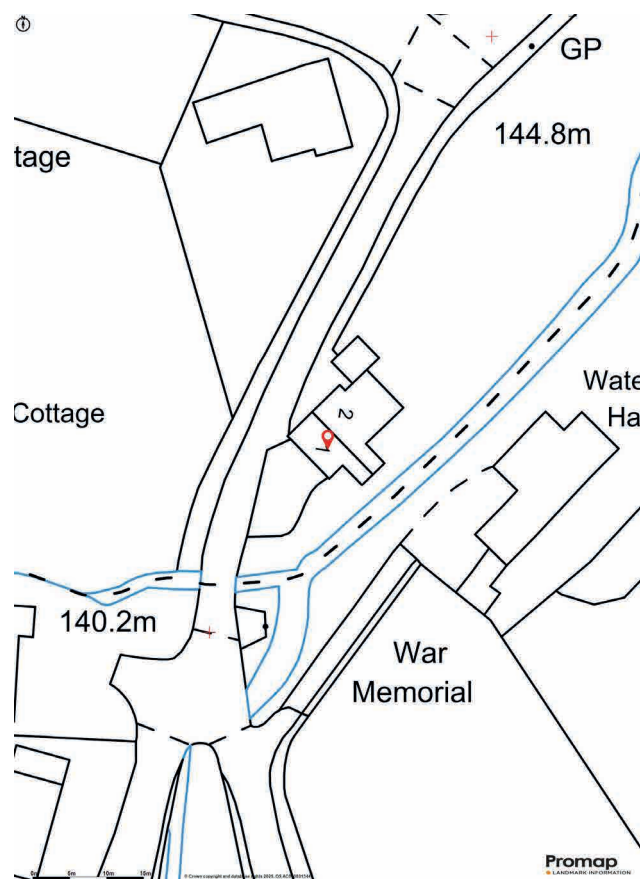
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



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)	52	67
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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