



1 Southview, Darley, Harrogate, North Yorkshire, HG3 2PT

**£395,000**

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EXTENDED VILLAGE HOME | DARLEY | NORTH YORKSHIRE  
THREE BEDROOMS | LUXURY BATHROOM & EN-SUITE |  
HOME OFFICE | SUPERB DINING KITCHEN

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This deceptively spacious and beautifully refurbished three-bedroom village home offers a stylish blend of period charm and modern design, with high-quality fixtures and fittings throughout. Occupying a delightful position in the heart of Darley, the property enjoys far-reaching countryside views, private gardens, a superb home office, and two private parking spaces.

Finished to a high standard, the property features a bespoke limestone fireplace, contemporary kitchen with extended dining area, and a luxurious principal suite occupying the second floor. A purpose-built garden room with power, lighting, and internet offers the perfect work-from-home solution or a relaxing retreat. The home is set within a charming and historic Nidderdale village location, ideally situated between Harrogate and Pateley Bridge.







## GROUND FLOOR

### ENTRANCE HALL

#### SITTING ROOM

An elegant reception room with a bespoke limestone fireplace by Mone Brothers of Leeds, incorporating a cast-iron multi-fuel stove. A spacious and characterful room ideal for relaxation.

#### DINING KITCHEN

The kitchen has been extended to create a stunning open-plan space with dedicated dining area. Features include fitted cabinets, integrated appliances, breakfast bar, and quality finishes throughout.

#### CLOAKROOM

Fitted with WC and basin.

#### BASEMENT

Accessed via a concealed staircase, the basement offers a useful storage or utility space with potential for further conversion (subject to necessary consents).

## FIRST FLOOR

#### BEDROOM TWO

A spacious double bedroom with views to the front.

#### BEDROOM THREE

A further good-sized bedroom.

#### HOUSE BATHROOM

A stylish modern suite comprising bath with shower over, WC and basin. Contemporary tiling and heated towel rail.

## SECOND FLOOR

#### PRINCIPAL BEDROOM

A large double bedroom with en-suite and useful eaves storage. A peaceful top-floor retreat with elevated views.

#### EN-SUITE

A modern suite comprising WC, basin and walk-in shower with modern fittings and heated towel rail.

#### OUTSIDE

Paved and gravelled garden to front and fully enclosed rear garden backing onto open countryside. The rear garden includes:

Two private parking spaces and EV charging point.

Home office/garden room with power, lighting, and internet connectivity.

Adjoining storeroom for additional storage. Free-standing shed with power points

Summerhouse with electricity and heater, positioned on a raised sun deck

Ornamental borders and lawned areas, ideal for entertaining or relaxing

Under-house storage accessed under the extension.

Garden pond.

#### AGENT'S NOTE

Gas central heating and double glazing

Located in the popular Nidderdale village of Darley

Excellent local primary school nearby

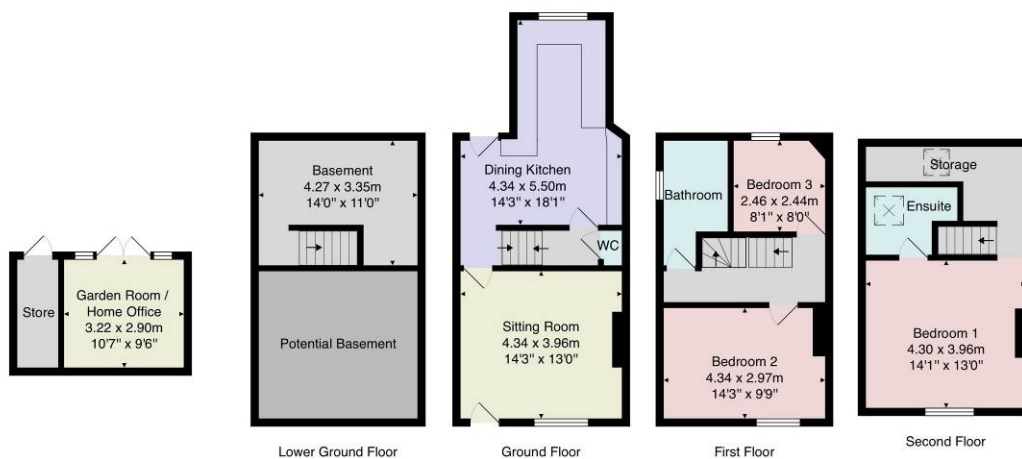
Easy access to Harrogate, Pateley Bridge, and main road networks

**Council Tax Band - C**

**Tenure - Freehold**







Total Area: 117.1 m<sup>2</sup> ... 1260 ft<sup>2</sup> (excluding garden room / home office, store, potential basement)

All measurements are approximate and for display purposes only.

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**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk

