



VERITY
FREARSON

2 COLLIN WOOD LANE, BIRSTWITH, HG3 3FG

£975,000

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Birstwith, HG3 3FG

This exceptional four-bedroom detached family home is beautifully presented throughout and finished to the highest of standards, with bespoke joinery, high-end kitchen fittings, and expansive living space designed for modern family life.

Situated in the highly desirable village of Birstwith and enjoying impressive views over the surrounding Nidderdale countryside, this superb property is offered with no onward chain.

The home benefits from an efficient air source heat pump and underfloor heating to the ground floor and features a thoughtfully designed open-plan living kitchen with panoramic views and access to a sun-drenched south-facing terrace. With four double bedrooms, three luxurious bathrooms, landscaped gardens, garage, and generous off-street parking, this is a rare opportunity to acquire a truly special home in one of Nidderdale's most sought-after villages.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom · Boot Room

4 Bedrooms · 2 En-Suites · House Bathroom

Ample Off-Road Parking · Garage · Landscaped Gardens · South-Facing Terrace







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming hallway with bespoke fitted wine rack and storage under the stairs.

KITCHEN / DINING / LIVING ROOM

An impressive open-plan space with full-length bay window and French doors leading to a raised south-facing terrace with countryside views. Bespoke Chapel Kitchens design with granite worktops, Neff double ovens, full-height fridge and freezer, Bora induction hob with downward extractor, hot water tap, central island with breakfast bar, and bar area.

LOUNGE

A large reception room with bespoke cabinetry, marble fireplace and wood-burning stove.

STUDY / PLAYROOM

Fitted with bespoke cabinetry by House of Elliot, ideal as a home office or children's playroom.

UTILITY ROOM

With quartz worktops, fitted cupboards and external door to rear garden.

BOOT ROOM

With fitted units and access to the back garden.

CLOAKROOM

Fitted with WC and washbasin.

STORAGE CUPBOARD

Useful additional storage off the hallway.

FIRST FLOOR

MASTER BEDROOM SUITE

A large double bedroom with fitted walk-in wardrobes and countryside views. Pocket doors lead to -

EN-SUITE SHOWER ROOM

Stylish suite with walk-in shower, WC and washbasin.

GUEST BEDROOM

A further spacious double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern suite with shower, WC and washbasin.

BEDROOM 3

A double bedroom with fitted wardrobes.

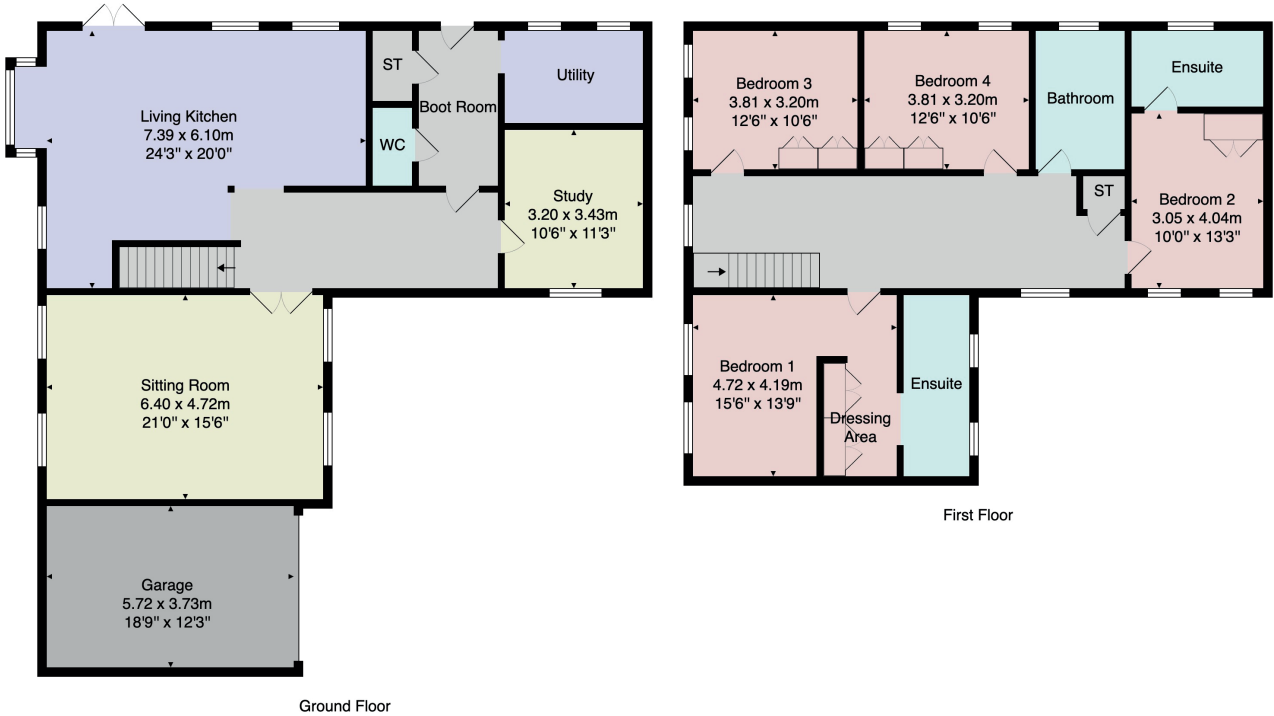
BEDROOM 4

A further double bedroom with fitted wardrobes.

HOUSE BATHROOM

A luxurious modern suite comprising Duravit sanitary ware including separate bath, walk-in shower, WC and washbasin.

FLOOR PLAN



Total Area: 221.2 m² ... 2381 ft² (excluding garage)
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 shared driveway leads to the property's private drive, offering off-street parking for multiple vehicles and access to the garage with electric door, power and lighting. Side pathways lead to a raised south-facing terrace with glazed balustrade, ideal for entertaining, stepping down to a landscaped lawned garden with well-stocked borders. Additional features include outside hot and cold taps, wood store, and lighting.

Location

Birstwith offers a wide range of village amenities, including a primary school, village shop, pub, GP surgery, cricket and tennis clubs, and a regular bus service into Harrogate town centre.

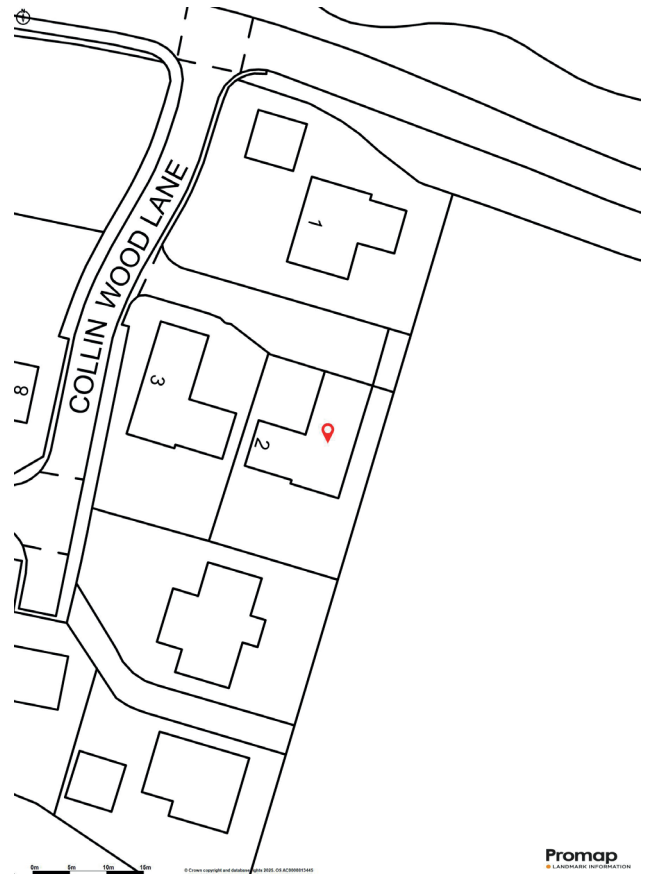
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Harrogate

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