



**Cruet Farm, Hollins Lane, Hampsthwaite, Harrogate, HG3 2HH**

**£425,000**

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A fantastic opportunity to purchase a charming three-bedroom detached farmhouse offering flexible accommodation situated in the heart of the popular village of Hampsthwaite.

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The property occupies a generous plot with off street parking for two cars and comprises of three reception / living rooms, kitchen, utility with downstairs w/c and store cupboard. Upstairs, there are three good-sized bedrooms and a family bathroom.

The property is situated in this super position within the heart of Hampsthwaite, a desirable Nidderdale village, well served by excellent local amenities, including public house, village shop, primary school, deli / café and regular bus service.





## GROUND FLOOR

### LIVING ROOM

A reception room with window to the rear overlooking the garden.

### DINING ROOM

A further good-sized reception room with window and glazed door leading to the rear garden.

### OFFICE/SNUG

Forming part of a small extension, a further sitting area or useful workspace, with glazed door to the rear.

### KITCHEN

With a range of modern fitted units, electric hob and integrated oven and integrated appliances. Window to the front.

### UTILITY ROOM

With further fitted units, worktop and sink. Space and plumbing for additional appliances.

### DOWNSTAIRS W/C

### FIRST FLOOR

### BEDROOMS

There are three good-sized bedrooms on the first floor all of which are all double rooms.

### BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit and bath with shower above.

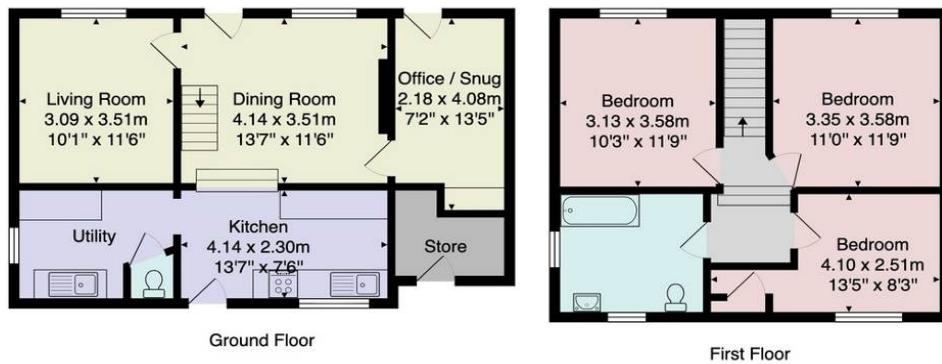
### OUTSIDE

The property has a generous garden with lawn and paved sitting areas. There is ample off-road parking. A store cupboard provides further storage for the property.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 104.6 m<sup>2</sup> ... 1126 ft<sup>2</sup>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		86
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
www.EPC4U.COM			GO