



Main Street, Darley

- STUNNING CHARACTER HOME
- Stable block with two stables & tack room
- Sought after location in the heart of Darley
- Bespoke breakfast kitchen
- Immediate access to the Nidderdale village amenities
- Mature generous gardens & three acre (approx) paddock
- Lounge with gas burning stove & amazing elevated views
- Ample parking for a number of vehicles & large integral garage
- Spacious home with a wealth of charm & character
- Council Tax band G

Guide Price £750,000



Council Tax: G

Main Street, Darley

DESCRIPTION

Oak House is a stunning stone built barn conversion, with spacious accommodation arranged over three floors, sitting in the heart of the highly regarded Nidderdale village of Darley, with extensive gardens, parking for a number of vehicles, secure paddock (approx. three acres) and stables. Conveniently located between Harrogate and Pateley Bridge, this unique home has views over rolling countryside, with access to the village amenities to include primary school, pub and village store.

Accessed from the rear, a stable style door opens to a hallway with a double bedroom, a further generous single room and shower room, then steps lead up to a dining room with feature stone fireplace and exposed beams. The bespoke breakfast kitchen has granite worktops, integrated appliances and door leading to the front, offering views over the rear gardens. Stairs from the dining room lead to a large lounge with the most amazing elevated views over rolling countryside, a feature stone fireplace with gas burning stove feature stone wall and exposed beams, a doorway leads to the main bedroom with a spacious en-suite bathroom and large walk-in closet with window.

To the outside, the property is accessed via a sweeping gravelled driveway with secure gate, providing ample off road parking for a number of vehicles, leading to a large integral garage. The extensive, mature gardens with well stocked flower beds are laid mainly to lawn with patio seating area and further sun terrace with pergola. Gated access opens to the stable block with two stables and tack room with water supply, power and light and further gated access opens to the three acre (approx) paddock with fencing and hedges to the perimeter.

We strongly recommend an early viewing to fully appreciate the uniqueness this amazing property has to offer both internally and externally.

EPC

EPC Rated D

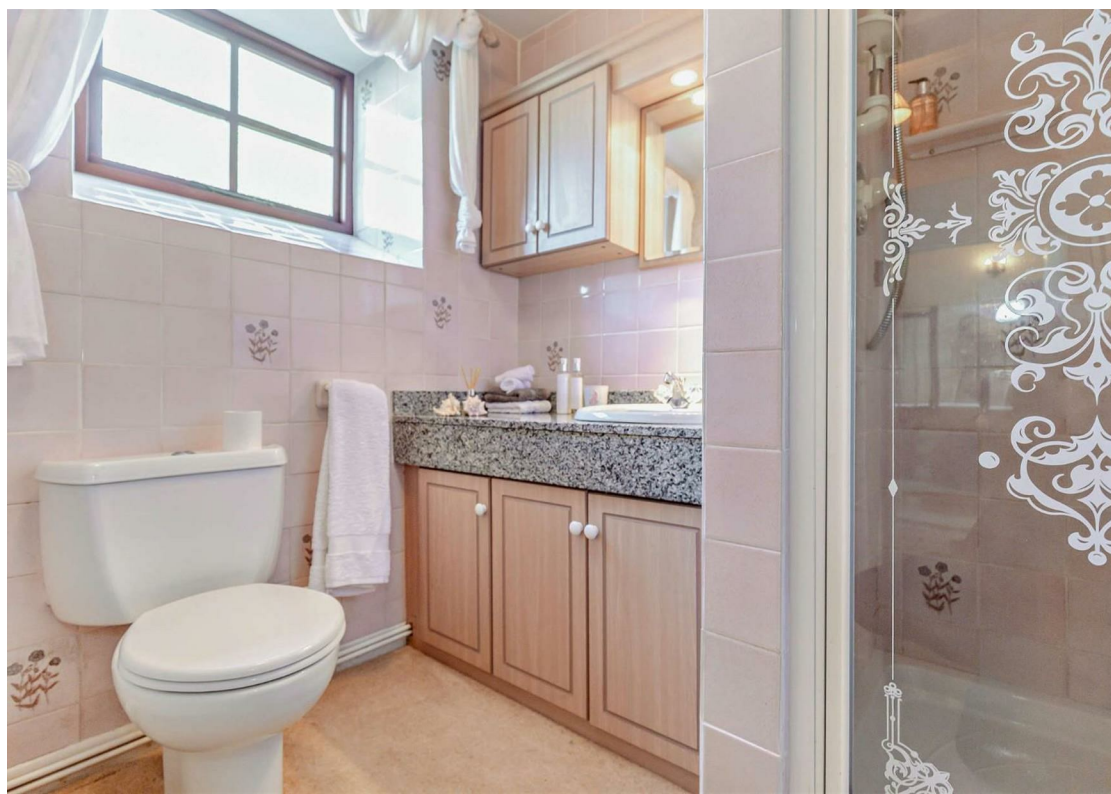
This property produces 7.1 tonnes of CO2

Material Information - Harrogate

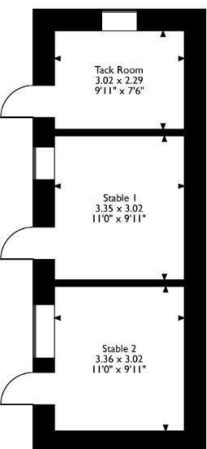
Tenure Type: Freehold

Council Tax Banding: G

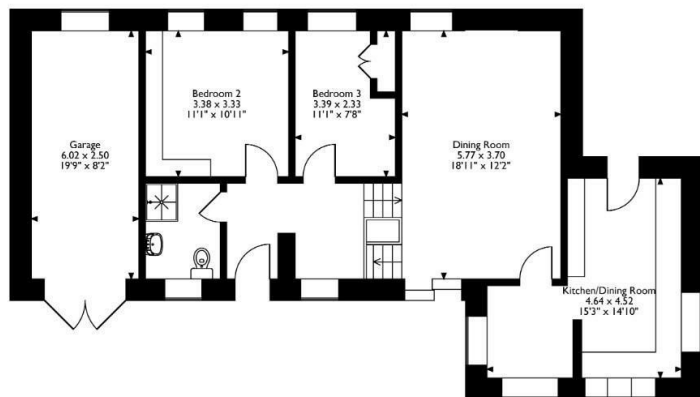




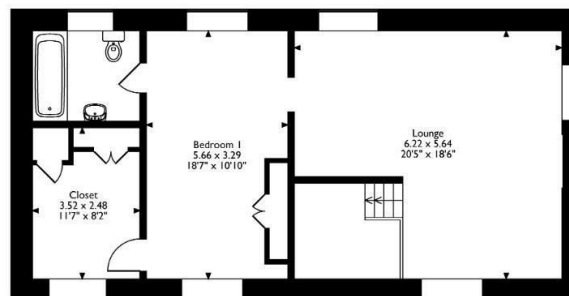
Oak House, Harrogate, HG3 2QF
 Approximate Gross Internal Area
 Main House = 144 Sq M/1550 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Outbuilding = 28 Sq M/301 Sq Ft
 Total = 186 Sq M/2002 Sq Ft



Outbuilding



Ground Floor

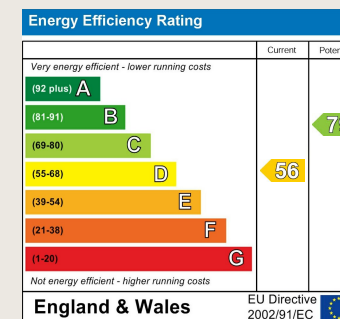


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01423 536222

Regents House, 13-15 Albert Street, Harrogate,
 HG1 1JX

harrogate@hunters.com