



Pumpkin Cottage, Coneythorpe, HG5 0RL

- AMAZING CHARACTER COTTAGE
- Bespoke dining kitchen with range cooker
- Stunning enclosed gardens
- Overlooking the village green
- Conveniently placed to access Knaresborough, Harrogate & the A1
- Driveway & garage
- Lounge with Inglenook fire place
- Four generous bedrooms, luxury bathroom & shower room
- Snug / library room
- Council Tax Band F

HUNTERS[®]
EXCLUSIVE

Guide Price £650,000

Pumpkin Cottage, Coneythorpe, HG5 0RL

DESCRIPTION

Pumpkin Cottage is a truly stunning period family home, thought to date back to circa 1750, offering a wealth of charm and character to include exposed beams and Inglenook fire place. Situated in the heart of the village, overlooking the green, this stunning family home offers convenient access to Knaresborough, Harrogate and to the A1.

The property has been through a programme of refurbishment and extension by the current owners to the highest of standards, to create well appointed, generous and flexible living space throughout. The accommodation comprises: Entrance vestibule opening to a light and airy hallway with stairs leading to the first floor, utility room and large storage cupboard; formal lounge with feature Inglenook fire place housing a log burning stove, floor to ceiling window overlooking the attractive gardens and door to the rear vestibule opening to the rear garden; snug/dining room with bespoke cupboards and book shelving; a dining kitchen completes the ground floor with bespoke units, granite work tops, range cooker and double doors open to the garden. The first floor landing with stairs leading to the second floor, serves three generous bedrooms, bedroom one with a range of fitted wardrobes and luxury house bathroom. The second floor double bedroom has the benefit of a modern shower room.

To the outside, a shared driveway leads to a private driveway and large garage with swing doors. Gated access opens to the most amazing enclosed, mature garden laid mainly to lawn, with ornamental water pump, gravelled seating area and pathway with steps lead to a lower terrace by the double doors opening to the kitchen. To the front, a gate and pathway give access to the front door and paved terrace.

To fully appreciate the location and accommodation on offer, we strongly recommend an early viewing.

EPC

This property produces 6.0 tonnes of CO2

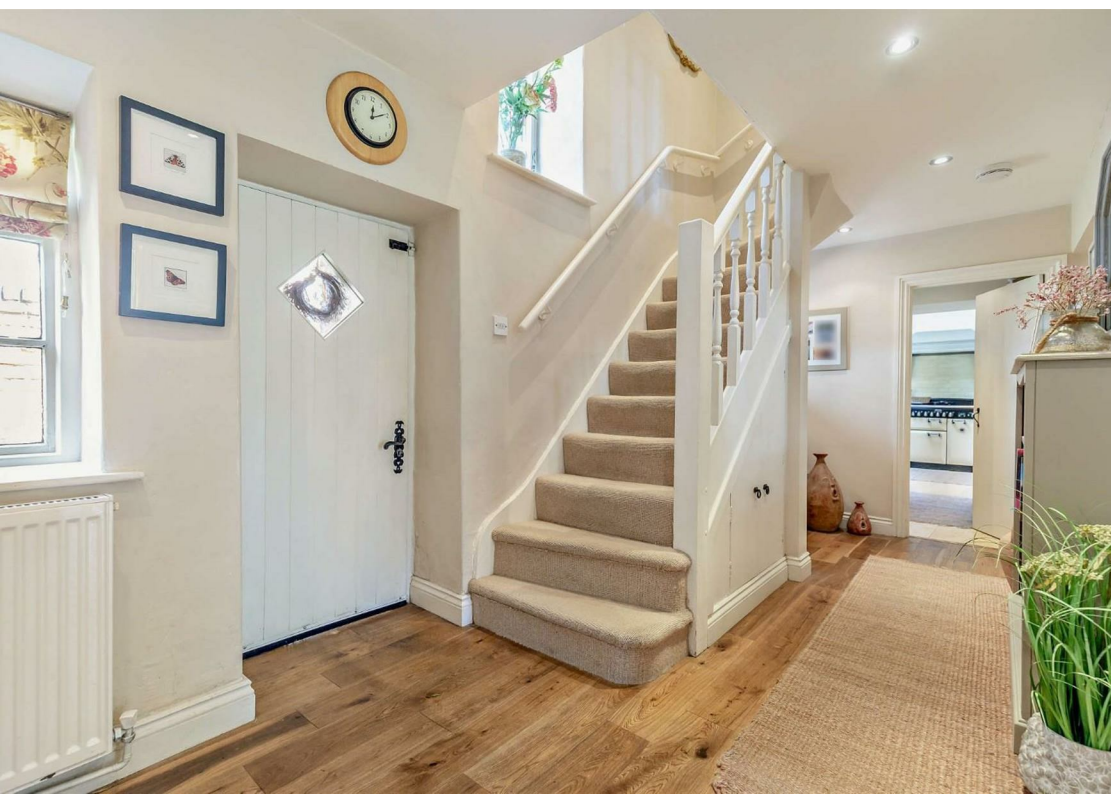
Energy rated: F

Material Information - Harrogate

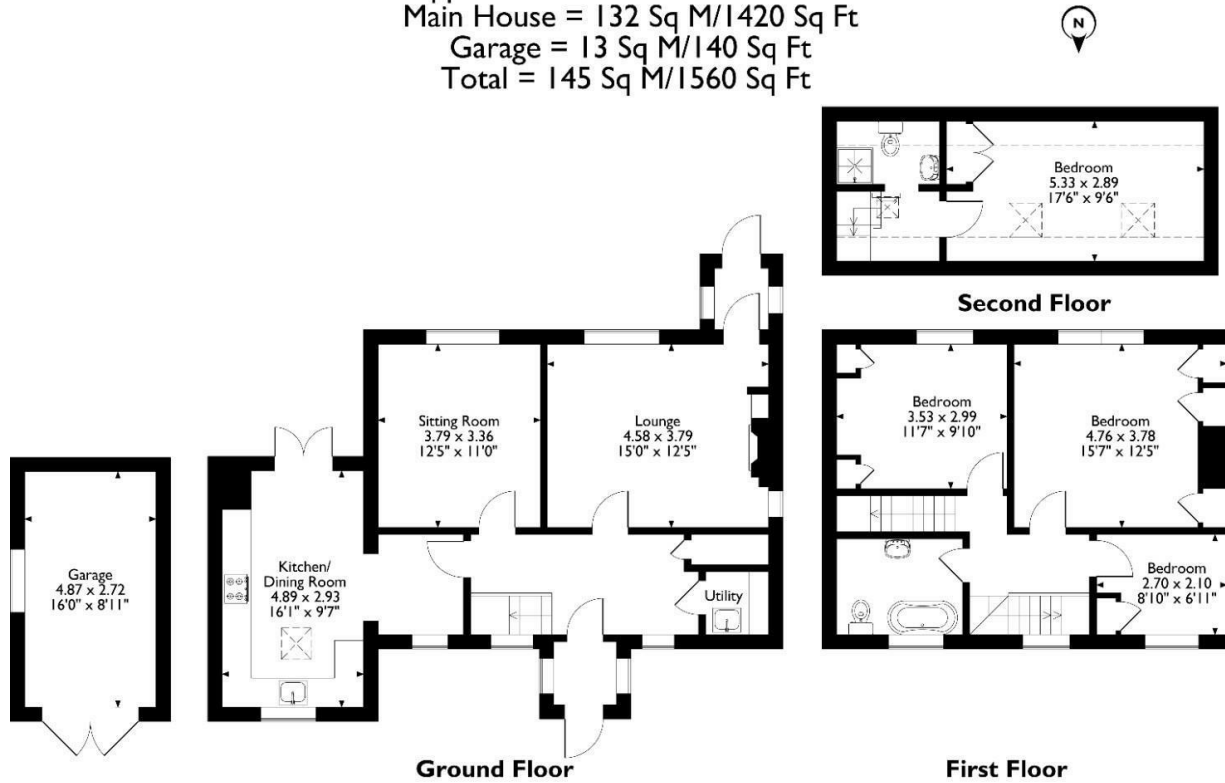
Tenure Type: Freehold

Council Tax Banding: F





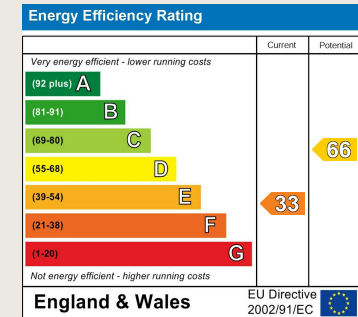
2 Shortsill Lane, Coneythorpe, Knaresborough, HG5 0RL
 Approximate Gross Internal Area
 Main House = 132 Sq M/1420 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 145 Sq M/1560 Sq Ft



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.
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