



## Summerbridge, Harrogate, HG3 4BN

- STUNNING DETACHED BARN CONVERSION
- Five bedrooms, three of which are en-suite
- Three reception rooms, office, utility room and boot room
- Mature generous gardens with terrace, patio and pergola
- 'Shepherds Hut' under separate negotiation
- Stylish and modern throughout
- Open plan kitchen dining room
- Set in picturesque setting with elevated views over Nidderdale
- Integral garage and detached store rooms/ outbuildings
- Council Tax Band G



**Guide Price £1,100,000**



# Summerbridge, Harrogate, HG3 4BN

## DESCRIPTION

Set in the picturesque village of Summerbridge in North Yorkshire, this exquisite, detached home offers style and practicality throughout. Originally a barn dating back to the 1720's, the property was converted in 1986 and further extended in the 1990's to now offer five bedrooms, four bathrooms and three reception rooms. With original and characterful features, Wylde Green has been thoughtfully modernised to offer flexible living with a utility room, boot room, snugs and home offices compatible with modern family life. Internally, this home offers the all-important high specification open plan kitchen and dining area, lounges with multi burning stoves, all whilst maintaining the charm and features of the original barn.

Occupying an elevated position, and set on a 1/2 acre plot, the property benefits from far reaching views and is set in generous South facing gardens with mature trees, magnificent lawns, patios and pergola, creating the ideal setting for outdoor dining and gatherings. Externally a detached tandem workshop with power and light, offers enthusiasts a hobby room or storage in addition to the integral garage.

Economical to run, well insulated and excellent connectivity, the property is ideal for working from home. With the additional offices, storage and outbuildings available, there is also scope to operate a business subject to the appropriate consents. Also located on the grounds and available under separate negotiation, a mobile 'Shepherds Hut' lovingly renovated and ideal as an Airbnb. For further information regarding the hut, please ask the team at Hunters Harrogate.

This home, really does offer the full package. To fully appreciate the stylish interiors, outbuildings and land, a viewing is highly recommended. A truly unique gem in this area of outstanding natural beauty.









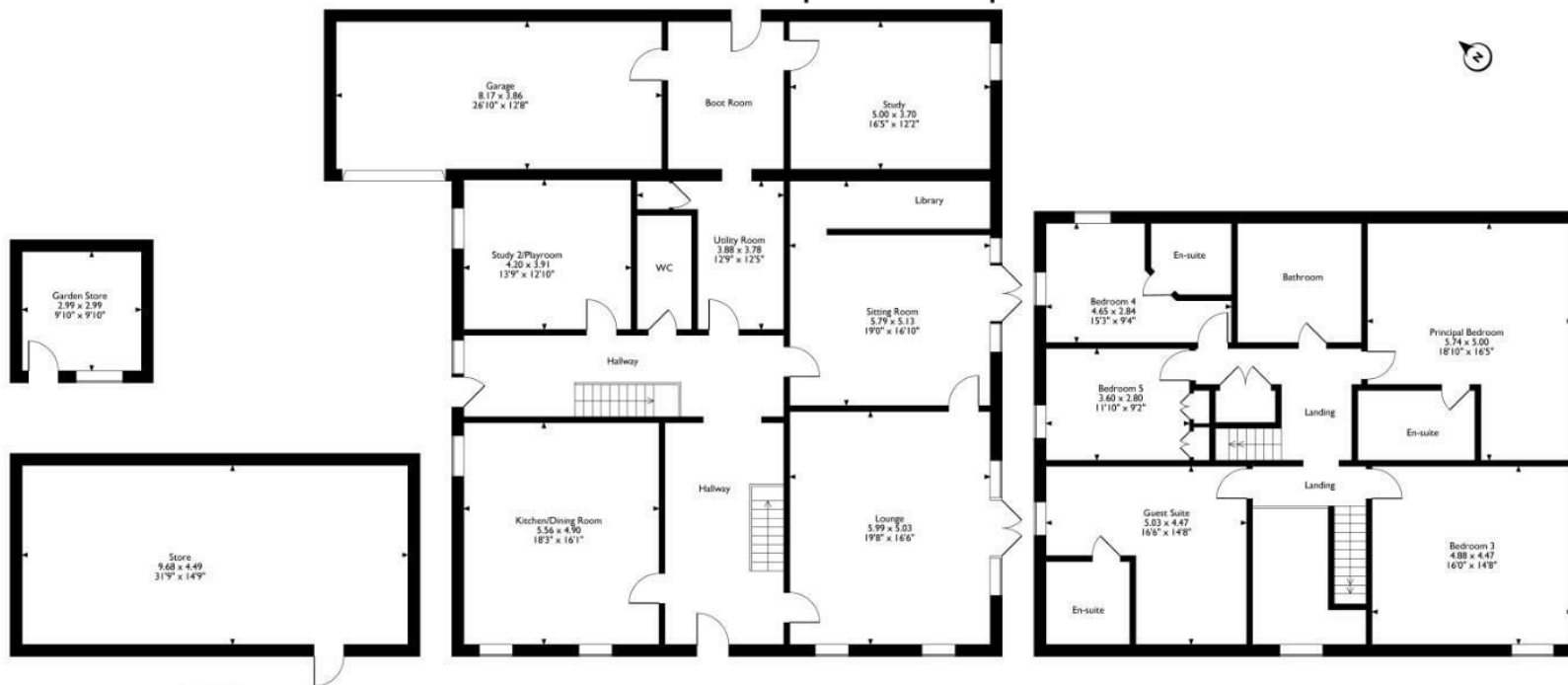
Wylde Green, Summerbridge, Harrogate, HG3 4BN

Approximate Gross Internal Area

Main House = 357 Sq M/3843 Sq Ft

Outbuildings = 52 Sq M/560 Sq Ft

Total = 409 Sq M/4403 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.

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

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.

## EPC

Energy rating D

This property produces 12.0 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: G

01423 536222

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

harrogate@hunters.com