



**OLD SPRING WOOD
HARTWITH BANK, SUMMERBRIDGE**

£750,000
CHAIN FREE

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An exceptionally rare opportunity to purchase this substantial, detached family home with a separate stone barn, a lake and approximately six acres of land and woodland.

The property truly requires an internal inspection to appreciate its unique design and layout, which now requires modernisation and extensions - subject to the usual consents.

The accommodation comprises: Glazed entrance hall and garden room, large living room with far-reaching views across the lake and open countryside, open plan dining room and kitchen, two ground floor bedrooms, the main bedroom having an ensuite, bathroom and separate sauna, and a further separate shower room.

To the first floor is a large landing/study area with two double bedrooms and to the lower ground floor an extensive double garage and with a further store.



4 BEDROOMS

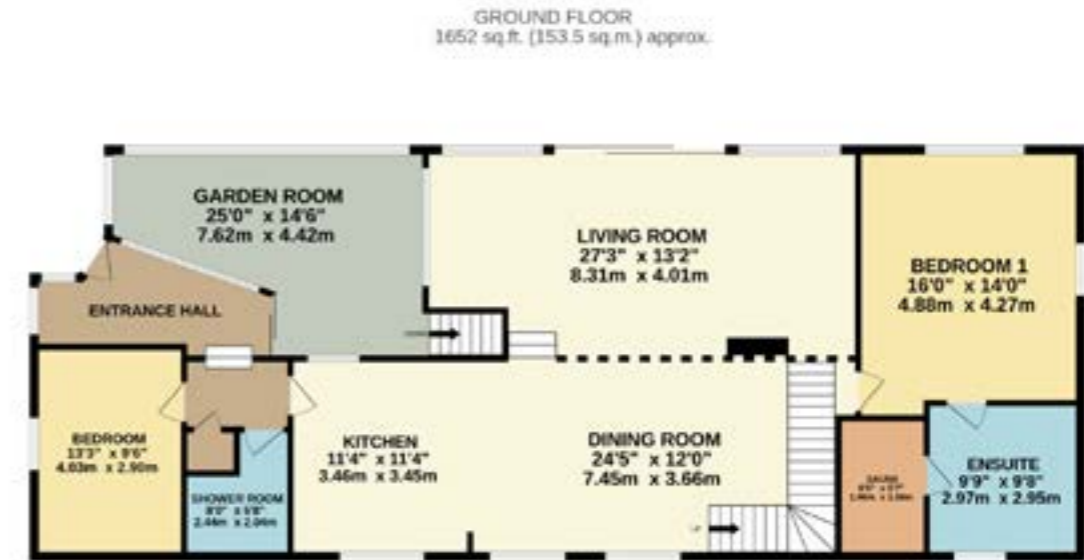
3 RECEPTION ROOMS

2 BATHROOMS

COUNCIL TAX: G

ENERGY RATING: F

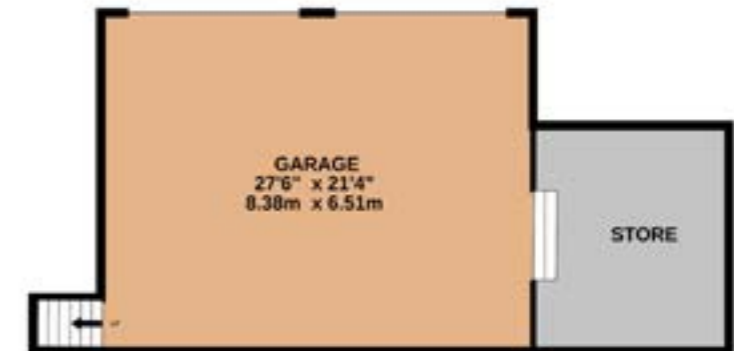
TENURE: FREEHOLD



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



GARAGE
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 2972 sq.ft. (276.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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DIRECTIONS - HG3 4HY

From Harrogate take the Ripon Road (A61) through Killinghall. At the second Ripley roundabout take the second turning to Pateley Bridge (B6165) and continue through Burnt Yates to Summerbridge. Hartwith Bank is then a turning on the right hand side.

Summerbridge is within easy reach of other local villages and Harrogate town centre and has excellent amenities including village shop, hardware store with post office, school and public house.

APPROXIMATE DISTANCES

Town Centre	10 miles
Railway Station	10 miles
Bus Route	800 metres
Airport	16 miles

INSIDE

GROUND FLOOR

Entrance Hall	14'5" x 4'5"
Garden Room	25' x 14'6"
Living Room	27'3" x 13'2"
Dining Room	24'5" x 12'
Kitchen	11'4" x 11'4"
Bedroom One	16' x 14'
En-suite Bathroom	9'9" x 9'8"
Sauna	6'5" x 5'7"
Bedroom	13'3" x 9'6"
Shower Room	8' x 6'8"





FIRST FLOOR

Landing 18'6" x 6'2"

Bedroom 22' x 12'5"

Bedroom 14' x 8'5"

LOWER GROUND FLOOR

Double Garage 27'6" x 21'4"

Store 14'3" x 12'7"



OUTSIDE

The property is approached via a private driveway leading to the parking area.

There is a detached barn, gardens and land extending to approximately six acres including a beautiful, tree lined walk and lake, all set within this beautiful area of outstanding natural beauty with far-reaching views, truly creating a small haven.

Agent's Note

There is a public footpath which runs through the land - further details on application.

