



This is a CGI of the site.



**JACK'S HOUSE, BROWN BANK FARM  
WATSONS LANE, NORWOOD**

**£695,000**  
**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.

**3 BEDROOMS**

**2 RECEPTION ROOMS**

**2 BATHROOMS**

**COUNCIL TAX: D**

**ENERGY RATING: C**

**TENURE: FREEHOLD**

**VIEWINGS BY APPOINTMENT ONLY**

The property boasts a wealth of character throughout and truly requires an internal inspection to appreciate the superb quality it has to offer.

The accommodation benefits from beautiful tiling, kitchen and bathroom choices, oak doors and is heated via an air source system with underfloor heating in every room and floor coverings throughout.

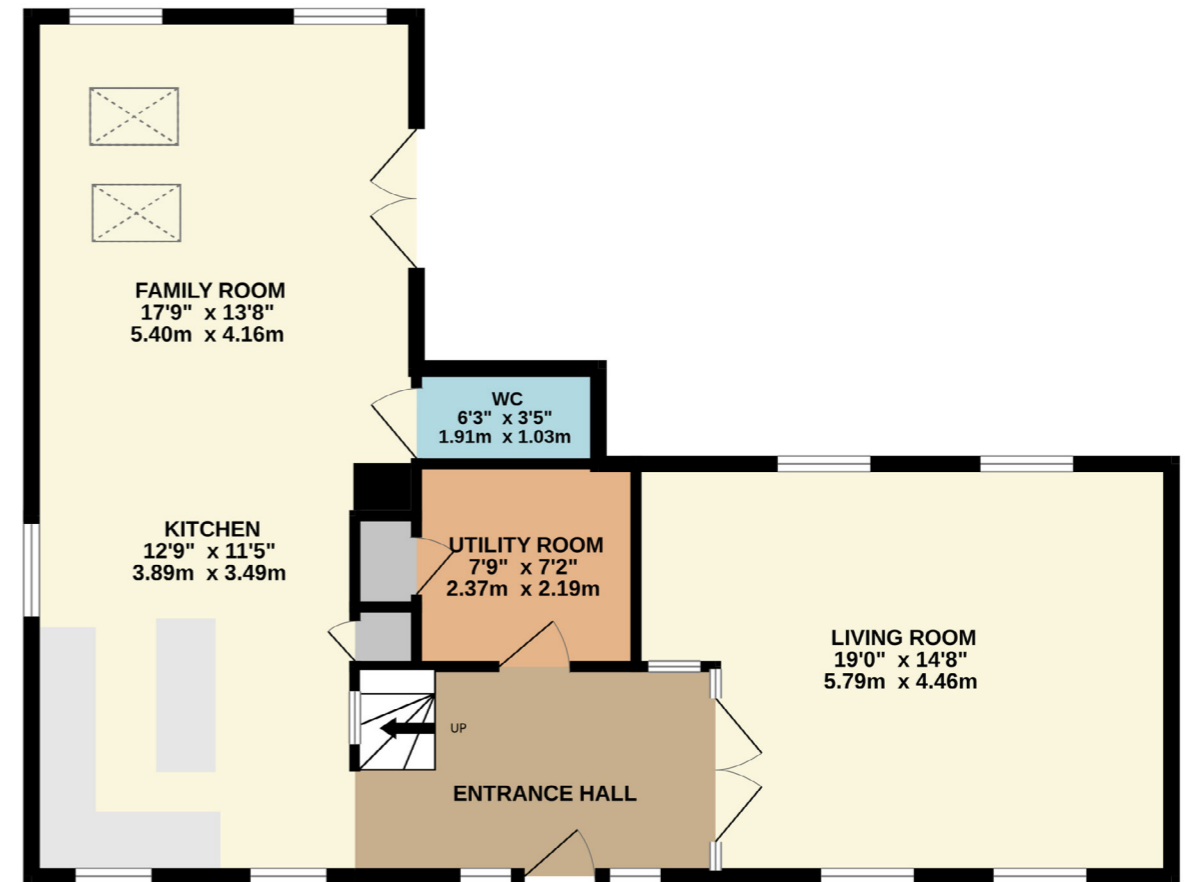
It comprises: An extremely welcoming entrance hall with magnificent double opening, Crittall glazed door feature to the living room, fitted kitchen with quartz work surfaces and integrated appliances including Hotpoint induction hob with built-in extractor, Bosch oven, microwave, instant 3 in 1 boiling water tap, tall fridge and separate freezer. The magnificent island unit with breakfast seating area forms an open plan, beautiful family room. There is a separate fitted utility room with Bosch washer/dryer and a ground floor cloakroom.

To the first floor there are three double bedrooms with exposed oak beams and king trusses, with the principal bedroom having an en-suite shower room with Laufen fittings. There is also a well appointed house bathroom with Laufen fittings.

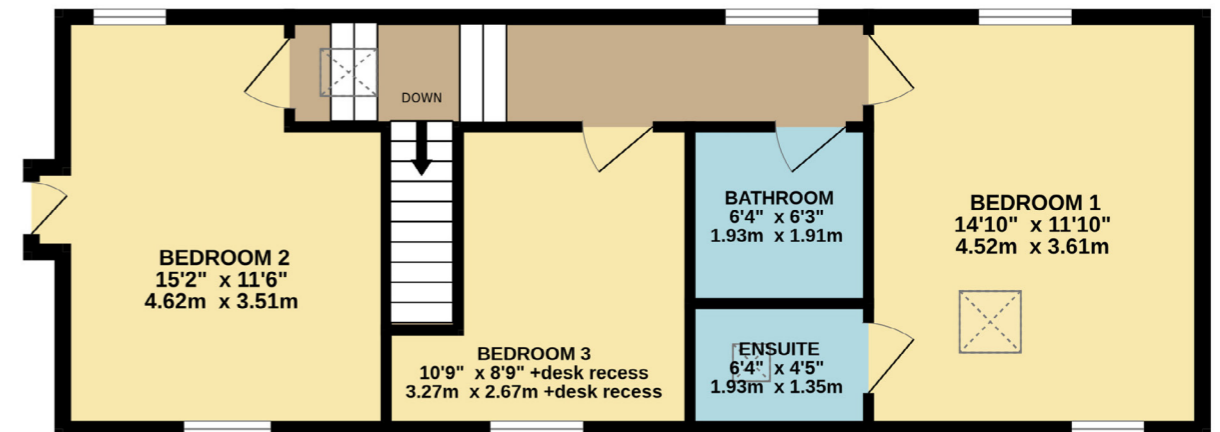
A stunning, newly converted stone built barn, within the Nidderdale Area of Outstanding Natural Beauty. Jack's House forms part of a unique development of only five properties, set amidst picturesque open countryside with far-reaching views of the Washburn Valley, yet located within easy reach of local villages and Harrogate just a short distance away.



GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## OUTSIDE

The property is approached via a large private driveway, gravelled parking area with ample space for several vehicles, an electric charger and five bar gate. Steps lead to a sunken, south facing flagged patio and side pathway to the rear of the property where there is a further patio area, lawned gardens and a small paddock area with boundary fencing.

The shared driveway leads to a double garage (to be built).

### Agent's Note

The property has an ICW 10 year building guarantee. There is mains electric and water. Sewage treatment plant and Openreach fibre to the premises.

### DIRECTIONS - HG3 1TA

From Harrogate take the Ripon Road (A61) and at the roundabout turn left onto Skipton Road (A59). Turn left onto the B6451 at the Menwith Hill crossroads. Continue past The Sun Inn and turn left into Watsons Lane where the property is situated on the left hand side up a private lane.



### APPROXIMATE DISTANCES

Town Centre	7 miles
Railway Station	7 miles
Bus Route	4 miles
Airport	10 miles



## INSIDE

### GROUND FLOOR

Entrance Hall	11'3" x 8'6"
Living Room	19' x 14'8"
Utility Room	7'9" x 7'2"
Kitchen	12'9" x 11'6"
Family Room	17'9" x 13'8"
Cloakroom with wc	6'3" x 3'5"





**FIRST FLOOR**

- Landing
- Bedroom One                    14'10" x 11'10"
- En-suite Shower Room            6'4" x 4'5"
- Bedroom Two                    15'2" x 11'6"
- Bedroom Three                11'2" x 8'4" (plus recess)
- Bathroom                        6'4" x 6'3"

