

THE COACH HOUSE
CHURCH LANE
HAMPSTHWAITE, HG3 2HB



THE COACH HOUSE | CHURCH LANE | HARROGATE | HG3 2HB

A stunning stone built detached property in the very heart of this much sought-after village of Hampsthwaite.

Entrance Hall | Living Room | Dining Room | Kitchen

Landing | Three Bedrooms | House Bathroom

Gardens | Double Garage 20'8" x 17'6"

Council Tax: Band F | Energy Rating: D | Tenure: Freehold

£625,000





A stunning stone built detached property, situated in the very heart of this much sought-after village of Hampsthwaite with its many local amenities, including post office, village store, delicatessen/café, public house, school, church and thriving local community. Located close to beautiful open countryside and within easy access to Harrogate.

The property does now require general modernisation but offers a wealth of charm and character, including fabulous beams and an enclosed courtyard. The garage could easily form part of a two storey extension (subject to the usual planning consents). The accommodation briefly comprises: entrance hall, ground floor cloakroom/wc, large living room, dining room and kitchen.

To the first floor are three double bedrooms with fabulous beams and a large house bathroom.



OUTSIDE

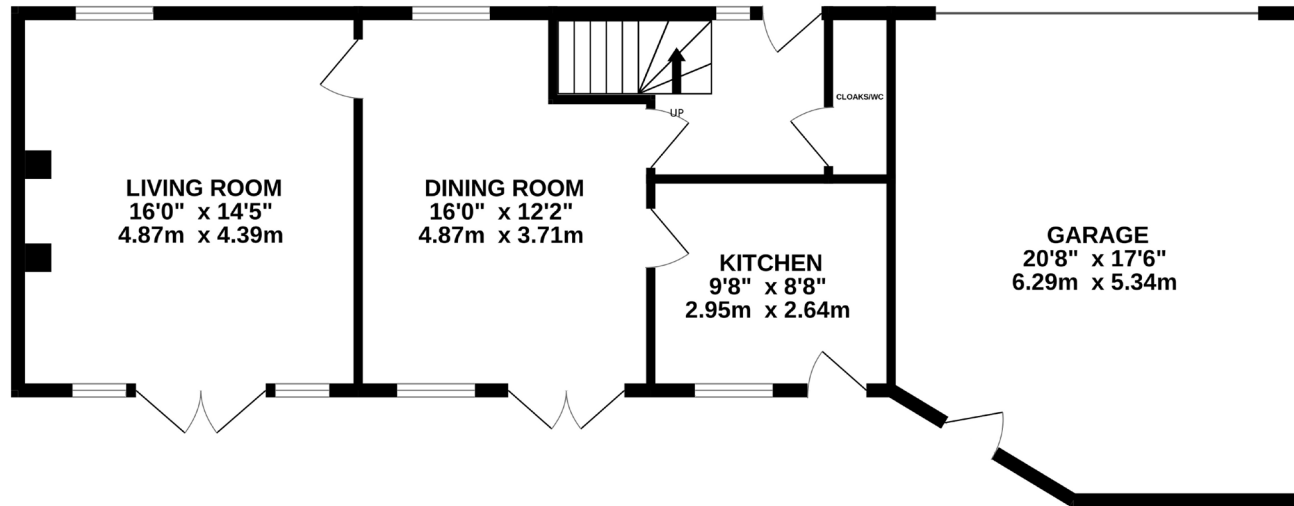
To the front of the property is a driveway with flowering borders and access to the garage.

To the rear is a beautifully enclosed flagged courtyard, high walls, boundary fencing, specimen plants and trees.

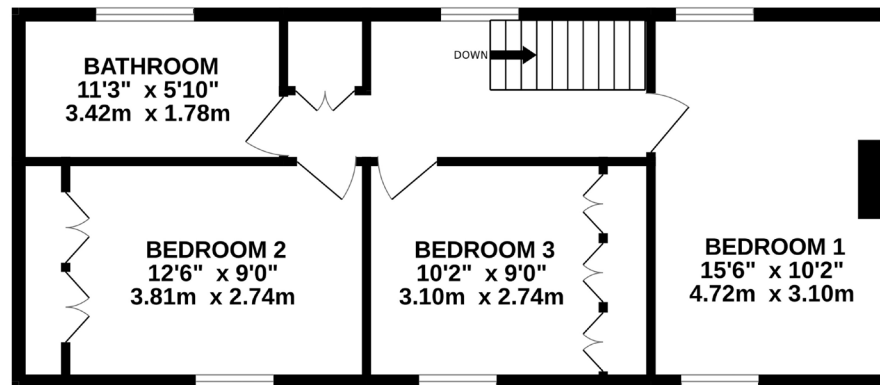
Agents's Note

Photographs taken before the property was vacated.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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