

2 BLAND HILL COTTAGES  
BRAME LANE  
NORWOOD, HG3 1TB



NICHOLLS  
TYREMAN

## 2 BLAND HILL COTTAGES | BRAME LANE | NORWOOD | HG3 1TB

A rare opportunity to purchase this stunning stone built attached three bedroom house situated with staggering views over the North Yorkshire countryside and garden views of Swinsty Reservoir.

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Entrance Porch | Sitting Room | Living Room | Kitchen | Shower Room

Ground Floor Bedroom | En-suite Shower Room

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Two First Floor Bedrooms | House Bathroom | Loft Room

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Two Lawned Gardens | Garden Room | Parking

**Agent's Note:** The rear garden is not part of this property

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Council Tax: E | Energy Rating: TBC | Tenure: Freehold

# £575,000





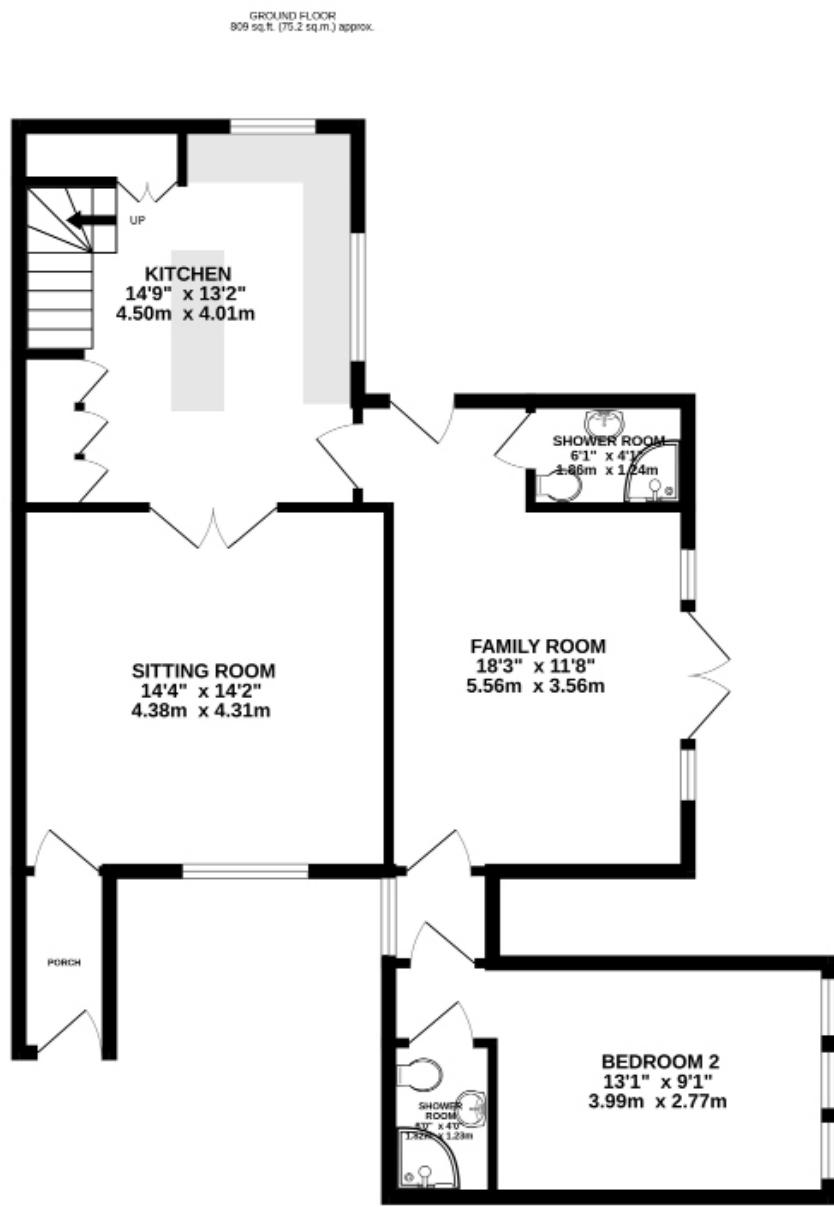
The property is situated in an area of outstanding natural beauty, within walking distance of both Fewston and Swinsty reservoirs, whilst being approximately a ten minute drive from Harrogate town centre.

It is offered with central heating and double glazing throughout and briefly comprises; Entrance porch leading to spacious sitting room with log burning stove and carved wooden doors into the fantastic kitchen which has an attractive new handmade kitchen offering ample counter top space, storage cupboards, built in appliances and island with breakfast bar. There is a spacious family room to the front of the house which benefits from water underfloor heating, double patio doors and skylights letting in lots of natural light along with a useful shower room. The ground floor is rounded off by a hallway with feature window offering stunning views across the valley leading to a large double bedroom with en suite shower room benefiting from electric underfloor heating.

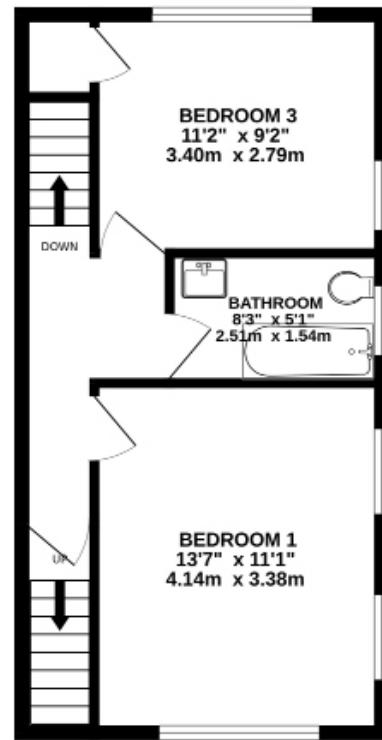
The first floor offers two further bedrooms, a large double room with dual aspect windows overlooking the picturesque countryside and another double room with dual aspect. The house bathroom benefits from a lovely modern suite comprising; wc, wash basin and shower over bath. The property also has an excellent carpeted loft space with central heating and window, that can be used as an occasional office space, playroom or storage space.

Externally the property benefits from a driveway with private parking for multiple cars, lawned gardens to the front and side, taking in the breathtaking scenery and a **GARDEN ROOM/HOME OFFICE** ideal for a number of uses and with the benefit of power and double glazed windows.

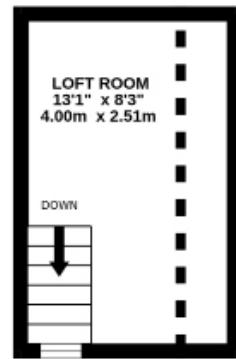




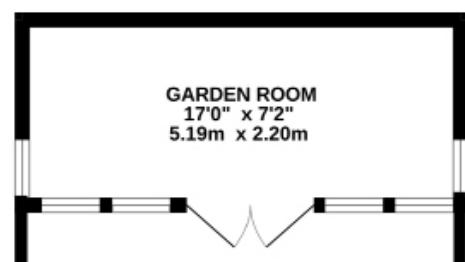
1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
109 sq.ft. (10.1 sq.m.) approx.



GARDEN ROOM  
122 sq.ft. (11.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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