

1 MANOR FOLD
FOLLIFOOT
HARROGATE
HG2 1UA



NICHOLLS
TYREMAN



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An exceptionally rare opportunity to purchase this totally refurbished detached family property. Located within this enviable position in the much sought-after picturesque village of Follifoot, to the South-East of Harrogate. Set amidst beautiful open countryside yet benefiting from many amenities within the village including a primary school, village hall, post office, church and public house.

Entrance Hall | Sitting Room | Dining Room | Kitchen | Garden Room | Utility Room | Cloakroom/wc

Four Bedrooms | En-Suite | House Bathroom

Garden | Driveway | Double Garage | Car Port

Council Tax: G | Energy Rating: C | Tenure: Freehold

£875,000





The property truly requires an internal inspection to appreciate the extremely high-quality fixtures and fittings throughout, the well planned extended accommodation briefly comprises: entrance vestibule, entrance hall with staircase to the first floor, ground floor cloakroom, good size utility room, beautifully appointed kitchen with hand painted wall mounted cupboards, base units and drawers, Aga, central island, Quartz work surfaces, Lapidia floor tiles and InSinkErator boiling water tap, open plan to the dining room with double doors leading to a good sized garden room overlooking the beautiful gardens and having Velux windows and further windows and doors to three sides, large sitting room with feature fireplace with wood burning stove and recessed store areas.

To the first floor is the principal bedroom with an excellent arrangement of built-in wardrobes along with a luxury en-suite shower room. There are three further double bedrooms and beautifully appointed house bathroom.



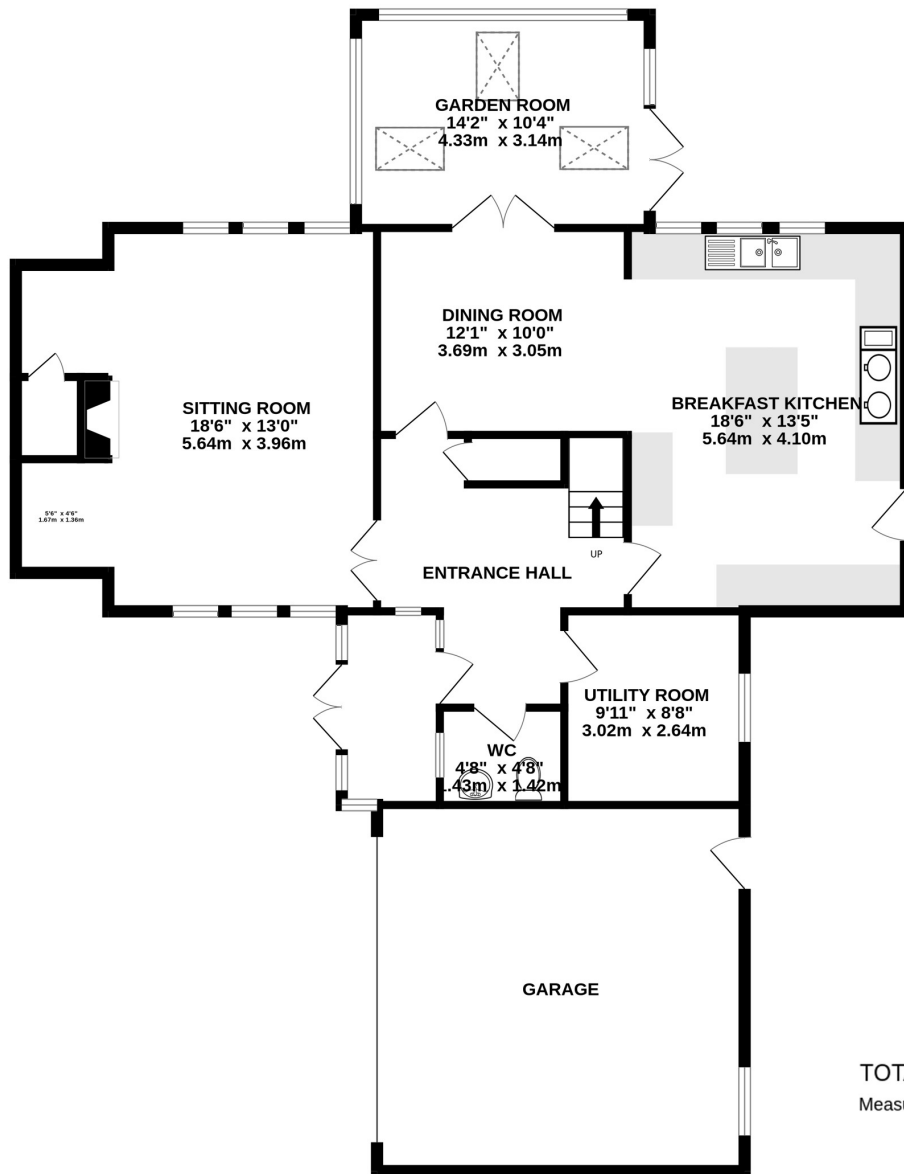


OUTSIDE

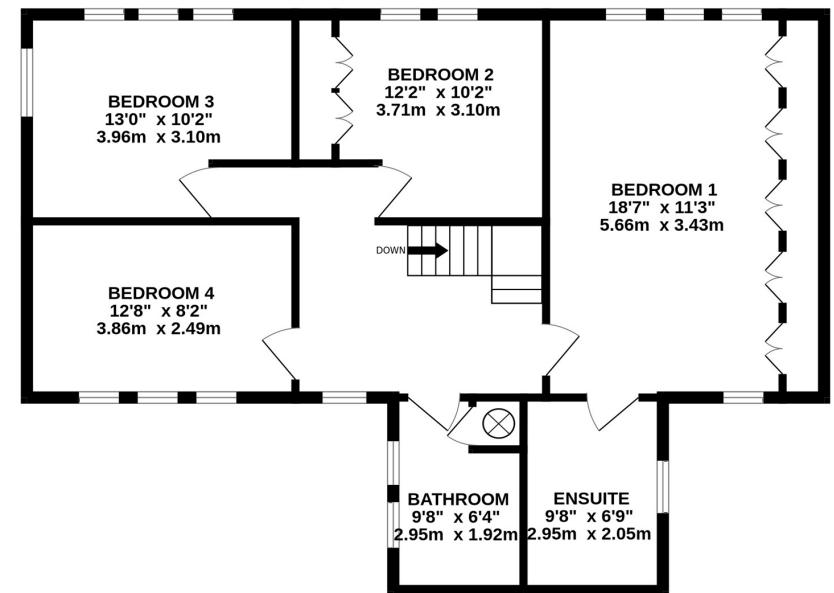
The property is approached via electric gates leading to a block paved inner courtyard, double garage with electric up and over doors and separate carport. Flagged patio areas, lawn gardens and mature flowering borders, extremely well stocked with specimen plants and trees, timber garden shed and water feature.



GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2251 sq.ft. (209.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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