

**HIGH MEAD
AVENUE DES HIRONDELLES
POOL IN WHARFEDALE, LS21 1EY**



**NICHOLLS
TYREMAN**

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Located on the quiet Avenue Des Hirondelles, in the picturesque village of Pool In Wharfedale, this elegant detached house, built in 1901, offers a splendid opportunity for those seeking a family home with character. Spanning an approx. 2,900 square feet, the property boasts three spacious reception rooms, a modern kitchen/diner and four double bedrooms and is set within nearly an acre of land.

Entrance Hall | Living Room | Dining Room | Kitchen | Garden Room | Games Room | Cloakroom with wc | Store

Four Bedrooms | Dressing Room | En-suite Shower Room | House Bathroom | Store/wc

Large Gardens | Double Garage | Roof Terrace | Cellar Rooms

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

£995,000





Offered with gas fired central heating and double glazing throughout the property briefly comprises; A stained glass front door opens to the entrance hall with sweeping dark oak staircase and two spacious reception rooms with open fire places, period features and lovely high ceilings. A garden room at the rear provides further space and features a concealed drinks cabinet and w/c. The kitchen/diner offers a high end modern kitchen with ample cupboard space and there are further rooms with a useful utility room and games room.

The first floor offers three double bedrooms and two bathrooms. The main bedroom is a spacious room with en-suite shower room fitted with a modern suite and a dressing room with plentiful wardrobe space. The dressing room leads onto a fantastic roof terrace that faces south and provides a fantastic place to sit and enjoy the private garden.

On the second floor there is a further double bedroom with built in wardrobes and a w/c. The house further benefits from three large cellar rooms perfect for storage.



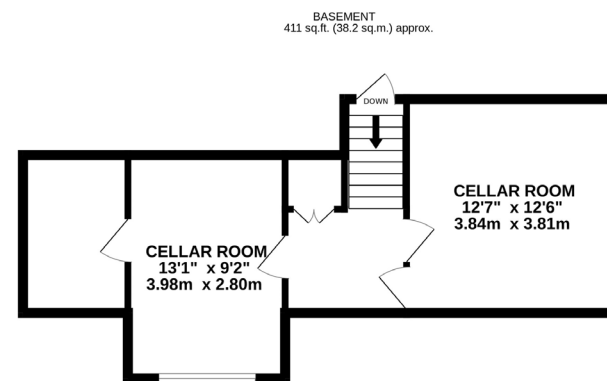
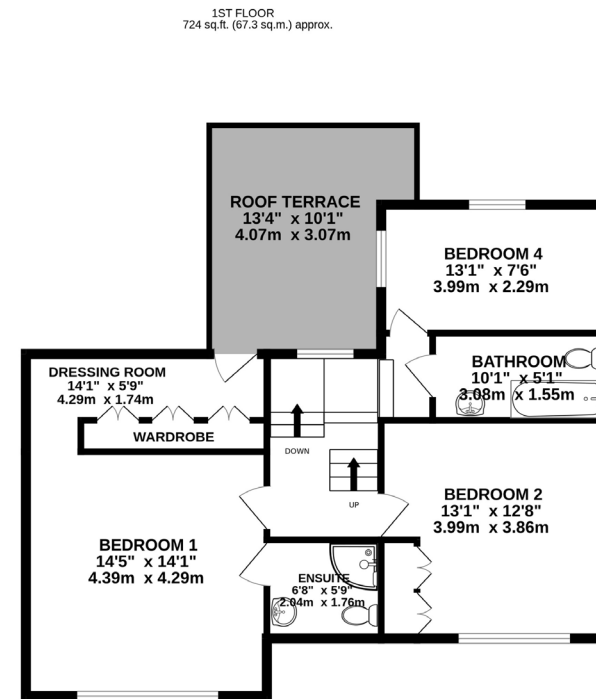
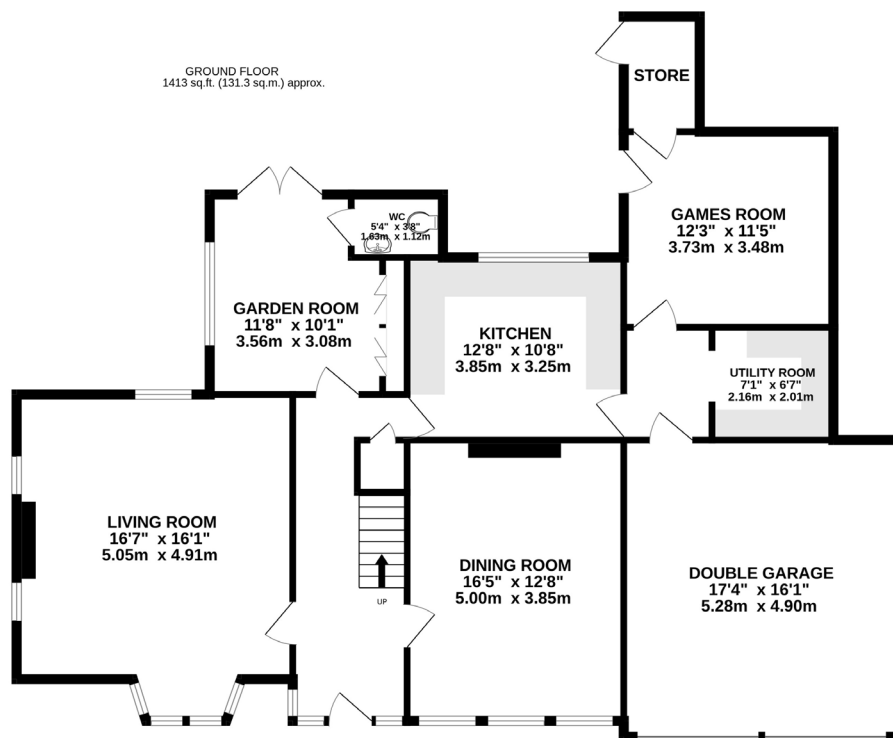
OUTSIDE

Externally the house is approached by sweeping driveway leading to attached double garage.

There is then a lovely mix of wooded areas, stone flagged patios and lawned areas all brought to life by mature flower beds and shrubs. In addition there is a private tennis court.

Set in a peaceful location, the property benefits from being completely private, making it an ideal family home.





TOTAL FLOOR AREA : 2841 sq.ft. (264.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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