



The Gardens Main Street, Follifoot Harrogate

Guide Price £895,000



MYRINGS



The Gardens Main Street

Follifoot, Harrogate

Council Tax band: G

Tenure: Freehold

- HIGHLY DESIRABLE VILLAGE
- HIGHLY PRIVATE SOUTH WEST FACING GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- 4 DOUBLE BEDROOMS 2 BATHROOMS
- VILLAGE PUB 3 MINUTES WALK
- POST OFFICE AND STORE 3 MINUTES WALK
- VILLAGE SCHOOL 2 MINUTES WALK



MYRINGS



The Gardens is a most attractive stone built house located in the heart of this highly sought after village only a short drive from Harrogate, and benefits from having a magnificent south west facing garden, double garage and driveway parking for multiple vehicles.

The property is fronted by a landscaped garden designed for low maintenance with attractively planted, shaped beds, and side driveway leading up the side of the house to the rear where there is parking for multiple vehicles in front of the stone built detached garage. The accommodation, which extends to over 2,100 square feet, opens via an entrance vestibule to a hallway. Leading off the hallway there is a guest w/c with housing for utility appliances. To the rear elevation there is a lovely, relaxing snug sitting room with double doors that open out to the south west facing garden which offers a high degree of privacy with extensive stone flagged patio area leading to a manicured lawn with high hedge boundary and summer house. Additionally there is a brick built garden store.

The ground floor accommodation also boasts a breakfast room with feature fireplace which adjoins the fully fitted kitchen, and extends through bi-folding doors to a formal dining room. This room leads through to an impressively spacious, triple aspect sitting room arranged around a central fireplace that houses a living flame gas stove, and has French doors that open out to the rear of the house. To the first floor the landing branches to a house bathroom which presents a white suite with over bath shower, and three well-proportioned bedrooms all with built in wardrobes. The fourth, principal bedroom to the rear elevation of the house has an outlook of the garden and benefits from having a built in wardrobe and en-suite shower room.

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Main Street, Follifoot, HG3

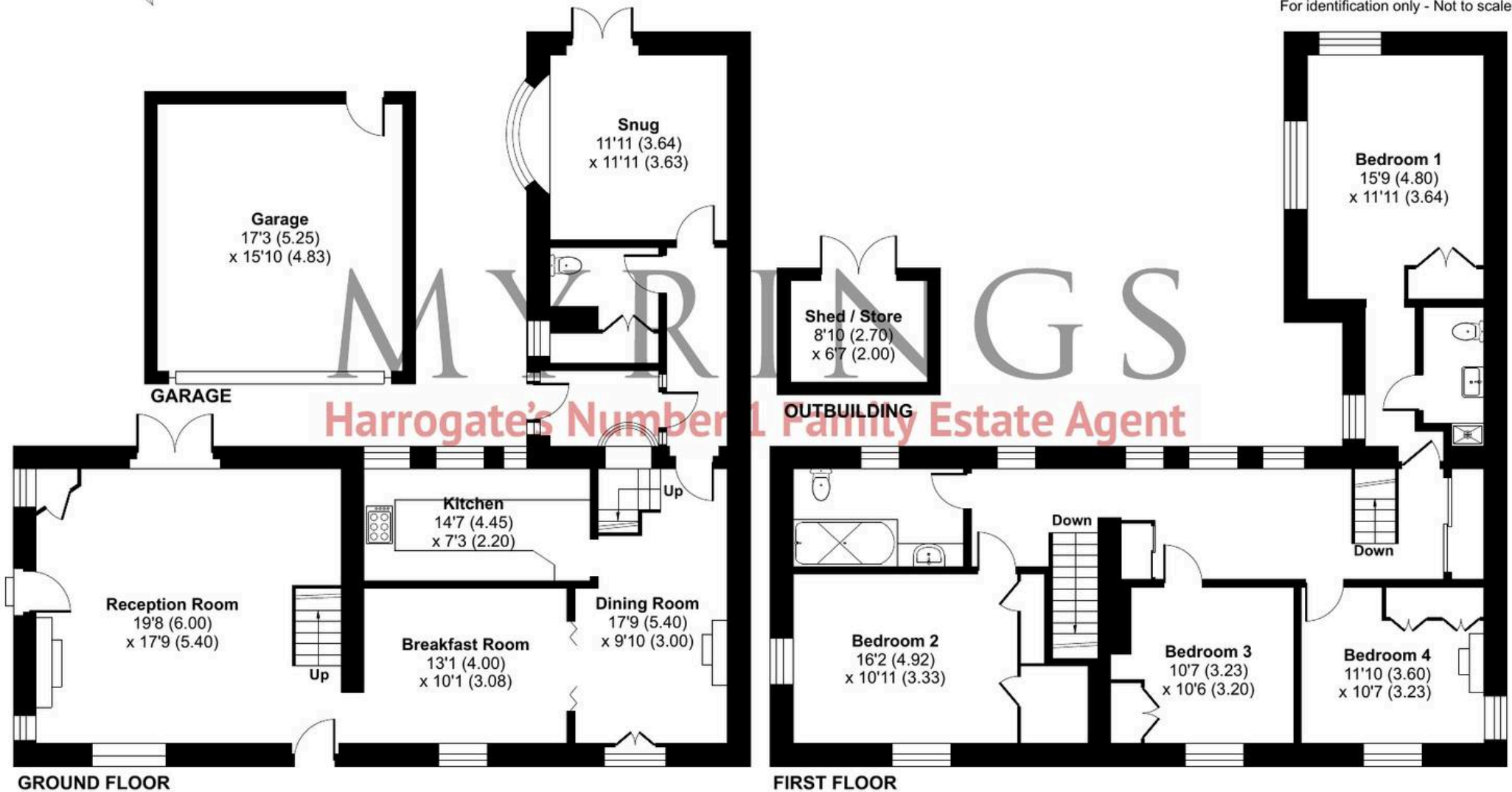
Approximate Area = 2163 sq ft / 200.9 sq m

Garage = 273 sq ft / 25.3 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 2494 sq ft / 231.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Myrings. REF: 1294566





Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423

566400

▪ enquiries@myringsestateagents.com ▪ <http://myringsestateagents.com/>

