



7 Hollins Lane, Hampsthwaite

£365,000 Guide Price



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A spacious three-bedroom semi-detached family home occupying an enviable plot with stunning open views to the rear, situated in the heart of the highly sought-after village of Hampsthwaite. Offering generous accommodation, extensive gardens and a wonderful countryside outlook, this attractive property presents a rare opportunity to acquire a superb village home in a delightful setting.

Externally, the property occupies a superb plot with a long driveway providing ample off-street parking and leading to a detached garage. To the rear is a substantial enclosed garden enjoying an attractive open aspect backing directly onto playing fields and surrounding countryside, creating a wonderful sense of space and privacy. The garden is mainly laid to lawn with established borders, mature shrubs and trees, vegetable patches, greenhouse and timber garden shed. A generous paved terrace provides an ideal space for outdoor seating and entertaining.

Given the size of the plot and existing layout, the property also offers excellent potential for further development and extension to the rear, as well as the possibility of a loft conversion, subject to the necessary planning permissions and building regulations.

Hampsthwaite is a highly regarded and picturesque village offering an excellent range of local amenities including village store, public house, primary school and church, whilst being conveniently situated for access to Harrogate and the surrounding countryside.

Early viewing is strongly recommended to appreciate the space, gardens and enviable village setting this excellent home has to offer.

Council Tax band: D

Tenure: Freehold

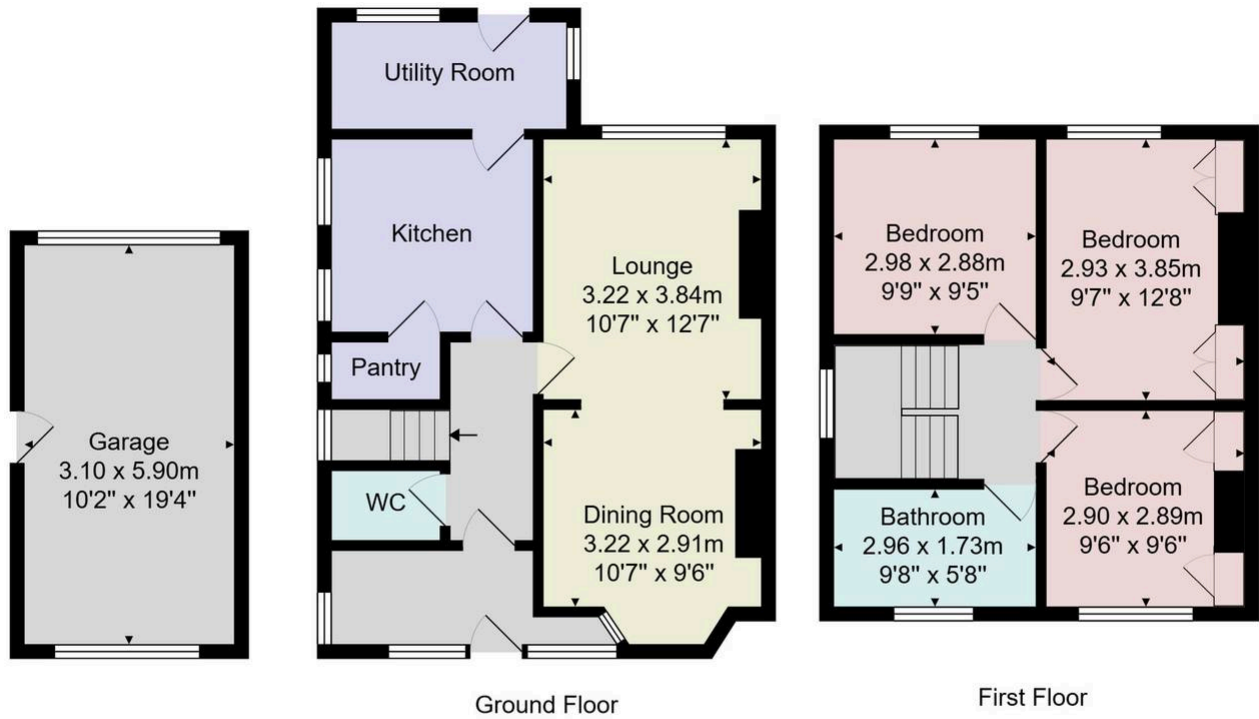


The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and useful ground floor WC. The kitchen is fitted with a range of wall and base units and leads through to a separate utility room and pantry/store area with external access to the rear garden.

A particular feature of the property is the spacious through sitting room and dining room, providing an excellent living and entertaining space with large windows to both front and rear elevations allowing plenty of natural light throughout. The sitting area centres around an attractive fireplace, whilst the dining area enjoys pleasant views across the garden.

To the first floor there are three well-proportioned double bedrooms, all enjoying pleasant outlooks and excellent natural light. The principal bedroom benefits from fitted wardrobes and delightful open views across the rear garden and neighbouring fields. The accommodation is completed by a shower room fitted with a walk-in shower, wash hand basin and WC. From the landing, a pull-down ladder provides access to a spacious loft area offering useful additional storage.





Ground Floor

First Floor

Total Area: 94.9 m² ... 1021 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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