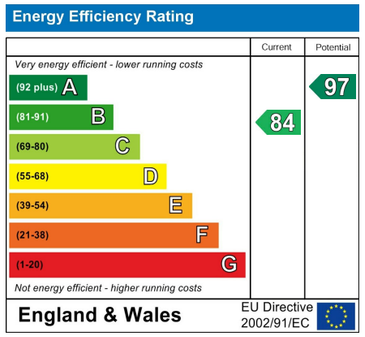
## *Floor Plan*




TOTAL APPROX. FLOOR AREA 2072 SQ.FT. (192.5 SQ.M.)

## *Energy Performance Certificate*




## *Directions*

Proceed along the A59 out of Harrogate and turn right down Whitewall Lane and proceed to the very bottom. In Tang turn left toward Kettlesing where the property is easily found on the right marked by a Hopkinsons for sale board.

Council Tax Band G  Tenure Freehold

**Agents Notes**
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



# £995,000

*The Old Chapel, Sleights Lane, Kettlesing, Kettlesing, North Yorkshire, HG3 2LE*

3 Bedroom Character Property - Detached

***A beautifully presented detached character home, which was built as Kettlesing Methodist Church and now after sympathetic restoration is a stunning spacious well planned home located in an Area of Outstanding Natural Beauty. With enclosed private driveway, double opening gates leading to a paddock that adjoin open fields and planning permission for three garages. NO CHAIN INVOLVED.***





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

## *Description*

With oil fired central heating, alarm, mains drains and water the property offers: Entrance hall/utility with Belfast sink and space for washing machine and dryer, guest cloaks/wc, stunning lounge with inset multi burning stove, snug and a beautiful hand made living family kitchen with integrated appliances, oil fired Aga, granite work tops and Belfast sink. Useful walk in airing cupboard with boiler and pressurised hot water cylinder. Secondary reception hall.

There is a medium oak return staircase that leads to the first floor.
At first floor there are three spacious bedrooms each with views and luxury en suite facilities. The master bedroom is approached by its own staircase and features a balcony with a stunning view over farmland and on a clear day as far as The White Horse. The third bedroom features stairs to a useful study area/playroom.

Outside there are easily maintained enclosed low maintenance gardens with a double car port, 2 workshops, lawned garden, garden shed, gardeners toilet and a useful 2 room cellar. New double opening timber gates to the driveway. There is also a delightful decked terrace with far reaching countryside views at the rear. There is also private sitting areas with a Lay-Z-Spa hot tub.

There is electric laid on for the provision of electric gates that currently are double opening by hand. There is a block paved driveway providing low maintenance hard standing.

















