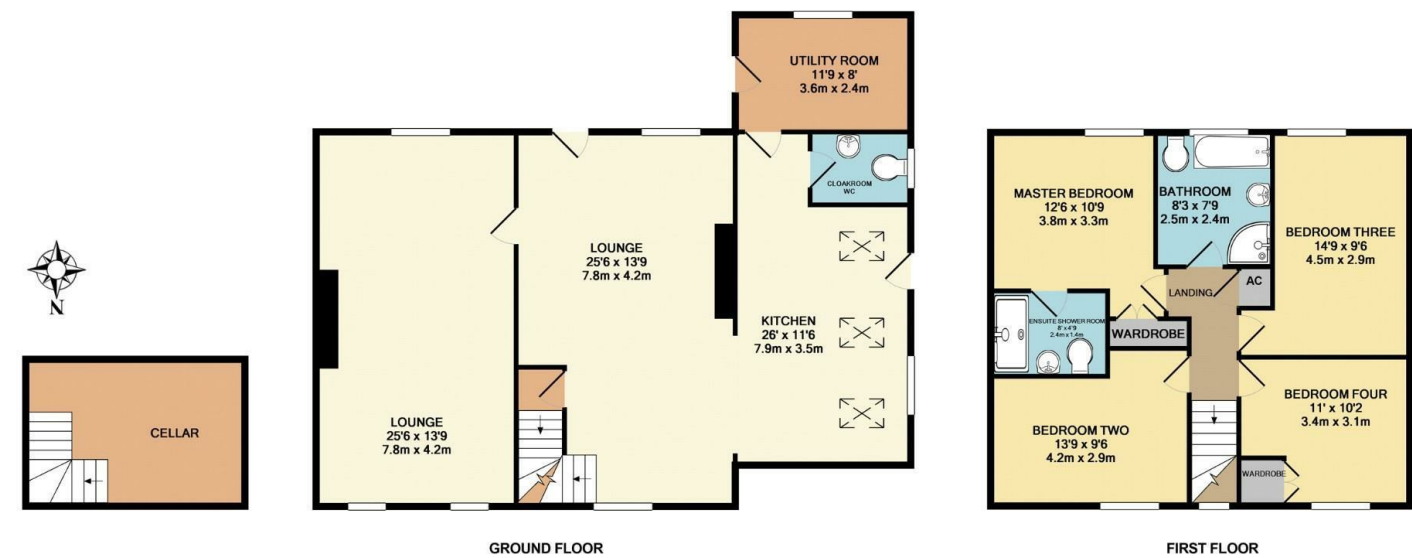
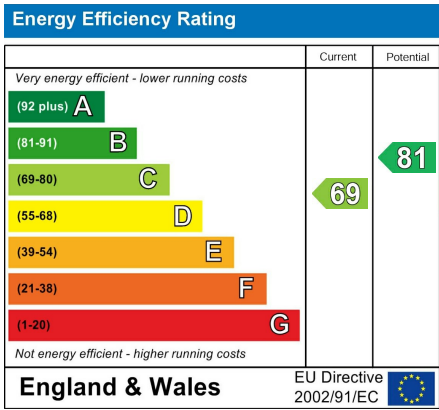


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the Skipton Road (A59) and continue past Menwith Hill, and the property is on your left hand side at the top of the hill opposite Petties Paws pulling into the shared driveway. Follow the drive round to the right and the property is found at the end of the drive.

Council Tax Band F 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.



£795,000

The Farmhouse Watling Street Farm, Fewston, HG3 1SW 4 Bedroom Barn Conversion

**A beautifully presented and privately situated four bedroomed semi detached farmhouse offering spacious and flexible living accommodation with absolutely stunning far reaching countryside views.**



**HOPKINSONS**  
E S T A T E A G E N T S

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

Description

The Property

With gas LPG central heating and double glazing the living accommodation comprises, entrance door leading straight into the amazing open plan dining living area with a feature fire place with a log burner and there is a step leading down into the bespoke fitted kitchen with electric AGA, quartz worktops, space for an American fridge freezer, integrated dishwasher and doors leading to the separate utility room and downstairs w/c. At ground floor level there is a dual aspect lounge with stunning feature fireplace.

On the first floor the landing leads to the Master bedroom, which benefits from the amazing views, has with built in wardrobes and modern ensuite shower room. Second double bedroom again with the amazing views. There are two further double bedrooms and a modern house bathroom with bath, separate walk in shower, w/c and hand basin.

Outside

Outside the property is accessed via a shared driveway which leads to the gate which opens onto the private drive which leads to the car port with parking for two cars, EV charging point, additional storage in the roof space and a shed which has power and lighting which currently houses the ride on mower and garden tools. There are multiple seating areas around the garden to maximise the enjoyment of the view and a patio area just off the kitchen creating a fantastic entertaining space where you can enjoy the amazing countryside views.

Surrounding Area

Located within easy reach of Harrogate's town centre and it's wide range of amenities, bars, restaurants, primary and secondary schools with also having fantastic transport links to Leeds, York and London and under 13 mile drive to Leeds Bradford Airport. There are amazing countryside walks on your doorstep including Swinsty and Thruscross Reservoirs and on the edge the Nidderdale National Landscape which is an Area of Outstanding Natural Beauty

