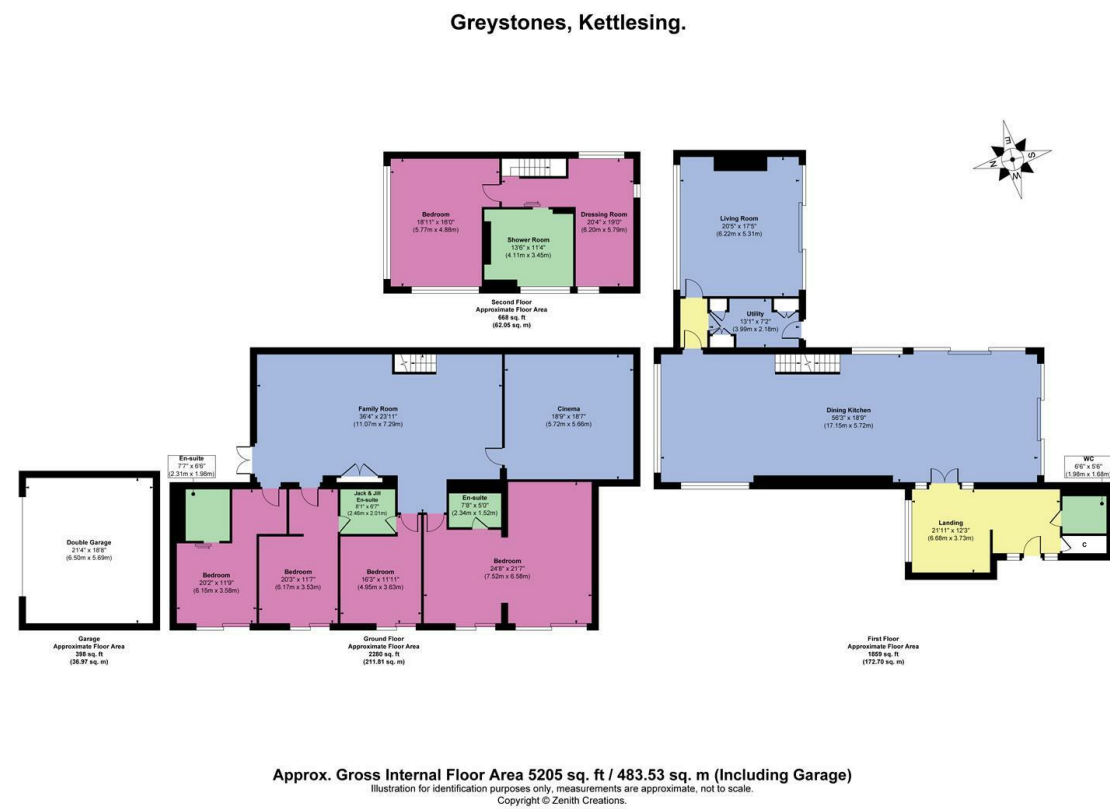
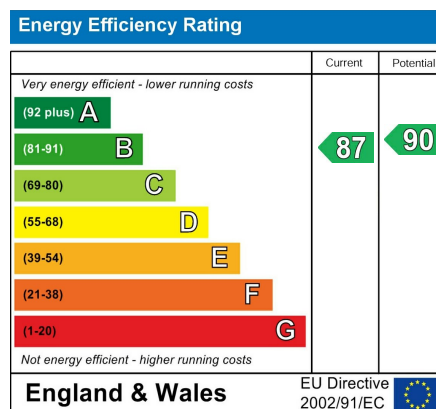


Floor Plan



Energy Performance Certificate



Directions

Council Tax Band 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.

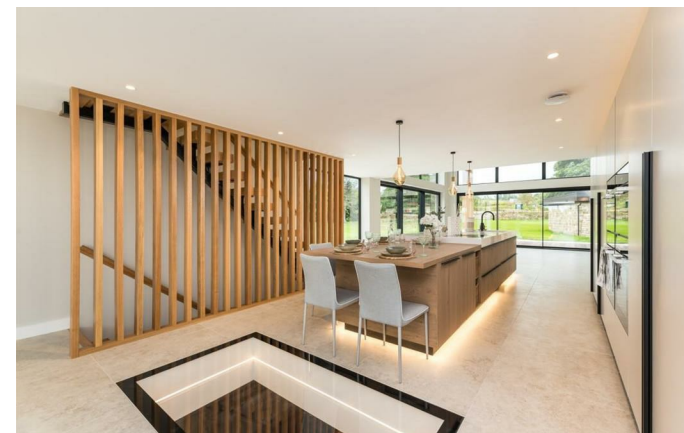


Price Guide £2,695,000

Greystones Felliscliffe, Kettlesing, HG3 2LR

5 Bedroom House - Detached

AN EXCEPTIONAL RECENTLY CONSTRUCTED COUNTRY HOUSE OF GENEROUS PROPORTIONS, BUILT TO AN EXACTING SPECIFICATION AND STANDING IN JUST OVER 2 ACRES OF GROUNDS IN A QUIET YET CONVENIENT SETTING TO THE WEST OF HARROGATE.



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

Situation

Greystones has been specifically designed to take advantage of the gently undulating topography of the much admired countryside on the edge of the Nidderdale National landscape (AONB). The village of Kettlesing and indeed other adjacent villages including Hampsthwaite and Birstwith offer good local amenities, including a choice of primary schools, popular pubs, churches that combine to create a strong sense of community for which North Yorkshire is known. The wide-ranging attractions and facilities in Harrogate including a direct rail service to London Kings Cross via LNER. There is an increasing number of flight options from Leeds Bradford Airport, some 20 minutes drive. The towns and cities of the West Yorkshire conurbation are within comfortable commuting distance

Accommodation

With contemporary continental styling, there is a strong emphasis on an open plan living, Greystone is arranged over three floors and extends to some 4809 sq ft (446.75 sq m) excluding garaging and naturally takes advantage of its setting with a wide southerly aspect to the rear. Approached through an imposing electric gated entrance and sweeping driveway, there is an impressive stepped approach to the upper ground floor reception hall and then double doors into the full length plan living kitchen that forms the centrepiece of this exceptional home. The kitchen has been comprehensively equipped as one would expect with a property of this calibre, with an orientation to the southern aspect and access to covered and open terracing that is ideal for summer entertaining. There is a formal sitting room on the eastern side of the house that also benefits from a southern aspect over the sweeping lawn gardens The whole of the first floor is dedicated to a master suite which in itself of some 668 sq ft (62.05 m²) encompassing a large bedroom with a feature full height pitched ceiling and panoramic windows enjoying views towards Lower Nidderdale, plus a large ensuite provision and separate dressing room.

The lower ground floor offers complete flexibility and is ideal for family living with a large multipurpose studio room, separate cinema room plus an excellent bedroom provision. A guest bedroom suite (that could also be utilised as dependent relatives accommodation) is complimented by three further double bedrooms and two bath/shower rooms being ensuite or as a Jack and Jill arrangement. Greystones stands particularly well in its own grounds of just over 2 acres encompassing formal lawn garden plus paddock that is ideal for both amenity and privacy purposes

Additional information

Specification: A detailed specification of this wonderful individual home is available on request from the selling agents.
Tenure: Freehold with vacant possession on legal completion. Local Authority and Council Tax: North Yorkshire Council.
Tax Band: To be assessed .Energy Performance Certificate: Rating B Services: Mains water and electricity, private drainage, air source heating. Easement and rights of way: The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.
what3words: ///sandpaper.lollipop.gravy (driveway entrance)
Viewing arrangements: Strictly by appointment through the joint selling agents - GSC Grays 01423 590500 or Hopkinsons 01423 501201

