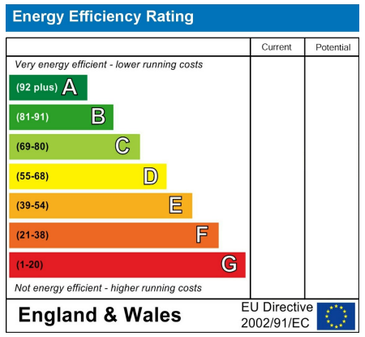
Floor Plan



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on Skipton Road A59 passing Menwith Hill and continuing passed the reservoir and church where there is a new road turning on the right. Take the right turn and follow the road round to the left where the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

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.



£595,000

Woodview Hall Lane, Blubberhouses, LS21 2NX

3 Bedroom House with Annexe

This delightful detached bungalow, dating back to 1882, offers a unique opportunity for those seeking a rural retreat. With three bedrooms and a self-contained annex, this property is perfect for families or those looking to accommodate guests. NO ONWARD CHAIN.





HOPKINSONS
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Description

As you enter the bungalow, you are welcomed into a practical kitchen, complete with a useful walk-in pantry to the left. The heart of the home is the cosy lounge, featuring a recessed fireplace with an LPG remote-controlled log effect fire, creating a warm and inviting atmosphere. Picture windows adorn the lounge, providing lovely views of the south-facing enclosed lawned garden, which is beautifully framed by mature trees and shrubs.

From the lounge, you can access the rear porch and the second double bedroom. The kitchen also leads to a well-appointed shower room, as well as a dining room that flows seamlessly into the master bedroom. This spacious master suite boasts stunning views across the valley and includes an ensuite shower room for added convenience.

Outside, the property is set within a generous garden, offering ample parking and a stone-built workshop complete with a shower room and a log-burning stove, perfect for hobbies or additional storage. The highlight of this property is undoubtedly the detached annex, known as The Smithy, which was formerly a blacksmith's forge. This charming space features a lounge with a wood-burning stove, a kitchen, a shower room, and a first-floor mezzanine bedroom, making it an ideal space for relatives or as an Airbnb rental.

With Harrogate just a 20-minute drive away, residents can enjoy the best of both worlds—peaceful rural living with easy access to the amenities of a vibrant town. This property is a wonderful canvas for those looking to modernise and make it their own.











