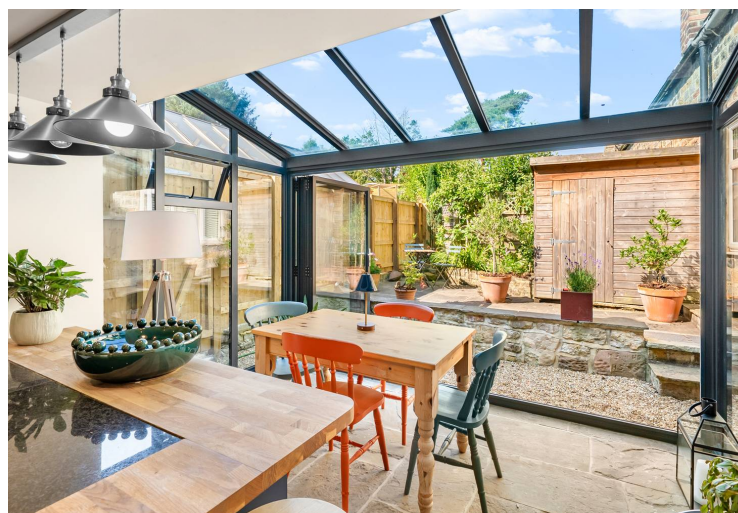




1 Park View, Kirkby Overblow

£350,000 Guide Price

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A beautifully renovated two-bedroom stone cottage combining timeless character with stylish contemporary living, situated in the heart of the sought-after village of Kirkby Overblow.

Occupying a delightful position in one of North Yorkshire's most desirable villages, this beautifully presented stone-built cottage has been thoughtfully renovated throughout, effortlessly blending period charm with modern comfort.

Outside, the property enjoys attractive gardens to both the front and rear. The enclosed courtyard has been thoughtfully landscaped with stone paving, mature planting and a timber garden shed, while unrestricted on-street parking is available immediately outside.

Kirkby Overblow is a thriving village offering a well-regarded primary school, traditional country pub, tennis courts and beautiful countryside walks, all within easy reach of Harrogate, Wetherby, Leeds and the A1(M).

Beautifully finished throughout, 1 Park View offers a rare opportunity to acquire a charming character cottage in an outstanding village setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



The welcoming sitting room features an exposed stone fireplace with a wood-burning stove, bespoke fitted cabinetry and attractive views over the front cottage garden. To the rear, the property opens into a beautifully appointed shaker-style kitchen with granite worktops, Belfast sink, Rangemaster range cooker, breakfast bar and integrated appliances.

Beyond the kitchen is the standout feature of the home, a stunning glazed garden room with underfloor heating, lantern roof and full-width bi-fold doors opening onto the private landscaped courtyard, creating a superb space for everyday living and entertaining.

To the first floor are two generous double bedrooms, including a spacious principal bedroom with fitted wardrobes, together with a beautifully appointed shower room featuring natural stone tiling, a walk-in rainfall shower, vanity unit and heated towel rail.





Total Area: 66.9 m² ... 720 ft²

All measurements are approximate and for display purposes only.

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