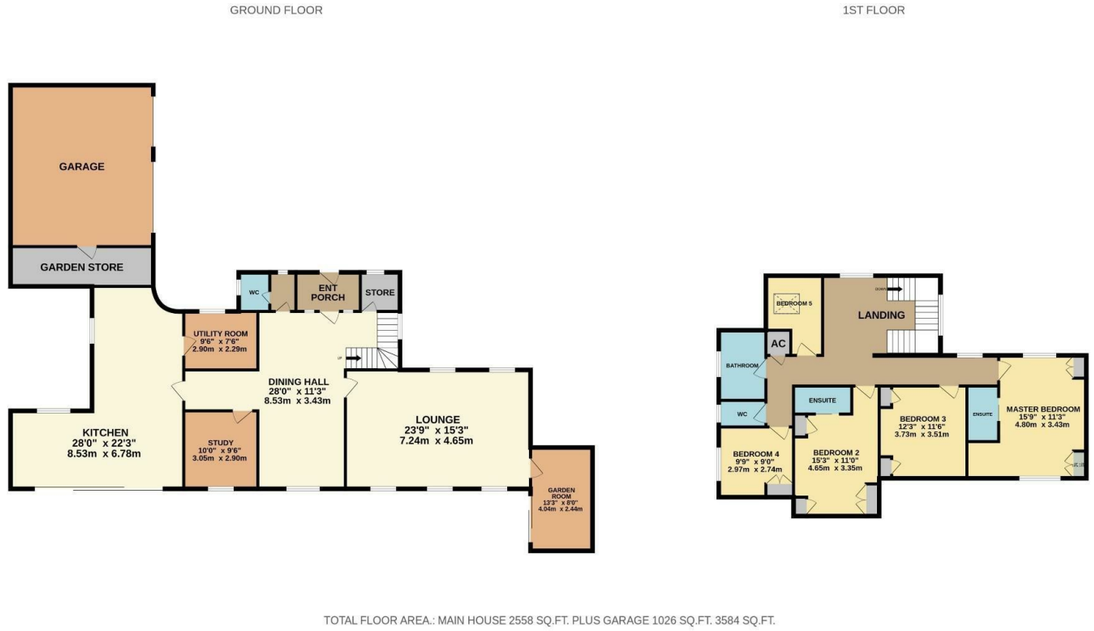
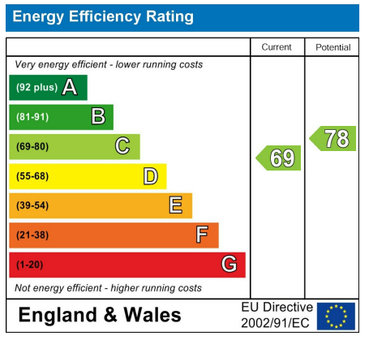
Floor Plan



TOTAL FLOOR AREA.: MAIN HOUSE 2558 SQ.FT. PLUS GARAGE 1026 SQ.FT. 3584 SQ.FT.

Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite along Hollins Lane. At the T junction with the Joiners Arms pub in front of you turn left up the High Street where the property is easily found on the left-hand side. (please note that there is no for sale board outside the property.)

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.



£1,150,000

Grayston House, 55 High Street, Hampsthwaite, Harrogate, HG3 2EP

4 Bedroom House - Detached

A beautifully positioned four bedroom detached character family home that has been substantially altered and improved by the current owners creating a stunning living family kitchen that enjoys a private south facing view across its rear terrace and lawned gardens. NO ONWARD CHAIN.





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

Description

The property was originally built in 1964 and stands in approximately three quarters of an acre of an acre in this ever popular lower Nidderdale village.

The property briefly comprises; Entrance vestibule that leads to an inviting reception and dining hall and also has a useful under stairs storage. There is a guest cloakroom that features a separate toilet and wash basin. There is an impressive 23 foot lounge that overlooks the rear private gardens and also has a feature log burning stove. A door leads into a useful garden room that overlooks the rear terrace and private south facing lawns. There is also a separate and good sized study off the dining hall.

The standout feature of this beautiful family home is its newly created spacious living family kitchen that has sliding doors that open onto a wide terrace that is private and south facing.

The kitchen area offers quality integrated appliances and a good range of both eye level and base storage cupboards with quartz work surfaces . There are soft seating areas, ample dining space and a beautiful kitchen area that any cook would dream of.

There is a separate utility room with Belfast sink and space and plumbing for a washing machine and dryer.

At first floor there is a Master bedroom with fitted storage cupboards and an ensuite shower room. The second bedroom also has an ensuite shower room and fitted wardrobes. There are two further double bedrooms and a useful study with a family bathroom and separate toilet.

The property has ample gravelled hardstanding for a number of cars. There is a triple garage block with both a double and single up and over entrance doors. There is a useful workshop and a side staircase that provides access to a spacious first floor storage area that could be utilised either as a gym, home office or a variety of other uses.

There are established borders providing a high degree of privacy to the front. A sweeping shaped lawn provides an attractive feature to the front. To the rear of the property there is a most private south facing garden with extensive patio areas providing generous entertaining/sitting areas.

At the bottom of the wide lawned garden there is Coggle Beck that flows gently down the village to the River Nidd. Hampsthwaite is a popular village that features a corner shop, hairdressers, café, public house, church and meeting room. It's also offers a cricket club, Sought after primary school and has a bus service to Harrogate and Pateley Bridge.















