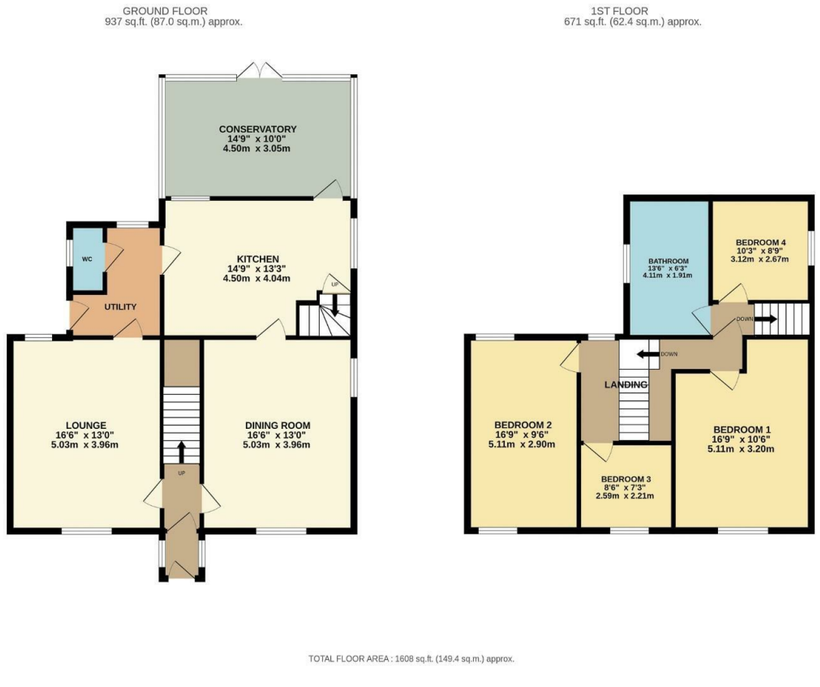
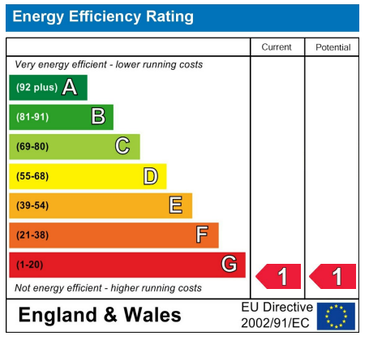
Floor Plan



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite and turn right by the village green and primary school onto Church Lane. Ashville is located on the right-hand side clearly marked by Hopkinsons for sale board.

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.



£895,000

Ashville, Church Lane, Hampsthwaite, North Yorkshire, HG3 2HB

4 Bedroom House

Ashville is a stunning stone character home that has a wealth of charm and period features that includes a rear conservatory extension set in established well-maintained gardens. Internal inspection recommended. NO ONWARD CHAIN.





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

Description

Owned by the same family for over 100 years, with the last internal family transfer taking place in 1947 as a wedding gift, this charming period home presents a truly rare opportunity to acquire a property of genuine heritage and character.

Offered to the market for the first time in generations, the property benefits from mains gas, water and drainage and immediately offers a warm and welcoming atmosphere upon entering through the entrance porch. A distinctive feature of the home is its two staircases leading to the first floor, adding to its traditional charm and character.

The ground floor accommodation includes a spacious lounge centred around an attractive period stone fireplace with an inset multi-fuel stove. Steps lead down to a useful keeping cellar, providing valuable storage space. A separate dining room features an undulating engineered oak floor together with a further stone fireplace housing a multi-fuel stove, creating an ideal setting for family dining and entertaining.

The well-appointed kitchen is fitted with solid oak and tulipwood units and incorporates a dishwasher, fridge, freezer, Siemens microwave and Rangemaster cooking range. Adjoining the kitchen is a practical utility room housing a Siemens washing machine and Hoover dryer, together with a guest cloakroom and external access to the rear courtyard.

A delightful stone-based orangery provides a bright and private sitting area, complete with two central heating radiators and double doors opening onto the rear garden, allowing for year-round enjoyment.

To the first floor are four bedrooms, two of which enjoy attractive views over the level, well-shaped lawned gardens. The accommodation is further complemented by a luxurious house bathroom.

Outside, the property enjoys beautifully maintained gardens along with a useful log store and a secure, lockable gardener's store. An additional croft/paddock, accessed via a gate from the rear garden, is available by separate negotiation.

Hampsthwaite continues to be one of Lower Nidderdale's most sought-after villages. Located approximately 10 minutes from Harrogate, the village offers an excellent range of amenities including a café, village shop, regular bus service, hairdresser, primary school, church, the popular Joiners Arms public house and a thriving cricket club.

The surrounding countryside provides an abundance of scenic walks and cycling routes, making this an ideal location for those seeking a balance of village living and easy access to nearby Harrogate.

Agent's Note: The windows, orangery and conservatory are fitted with sealed-unit double glazing manufactured from Accoya timber, with an estimated lifespan and guarantee period of approximately 50 to 70 years.













