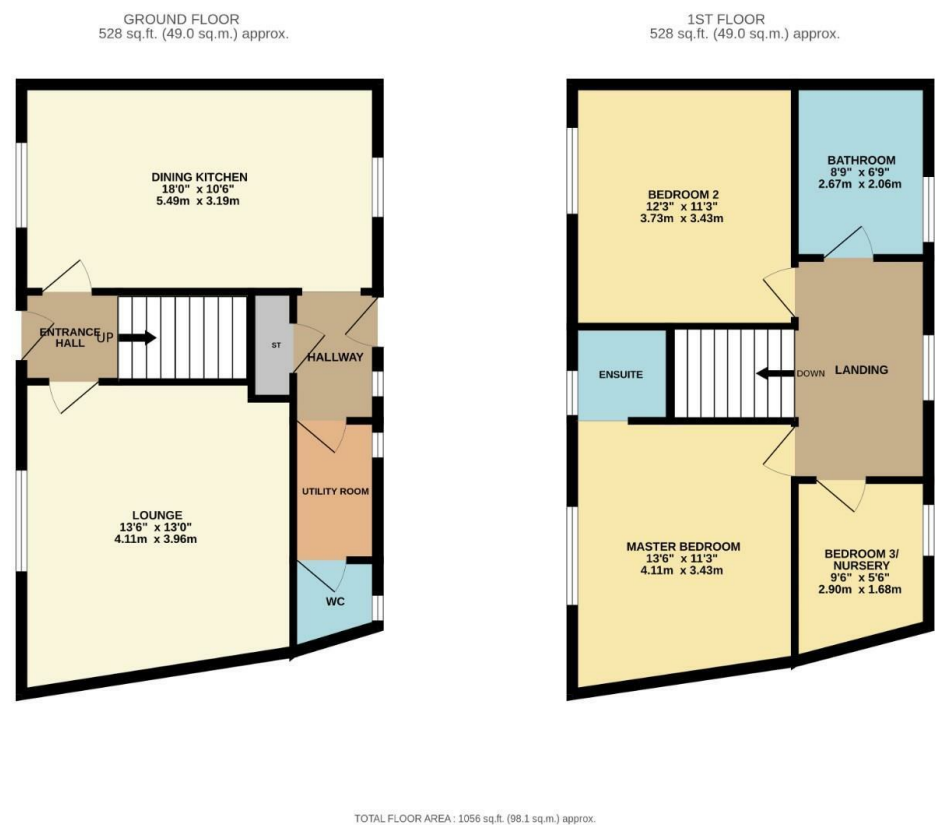
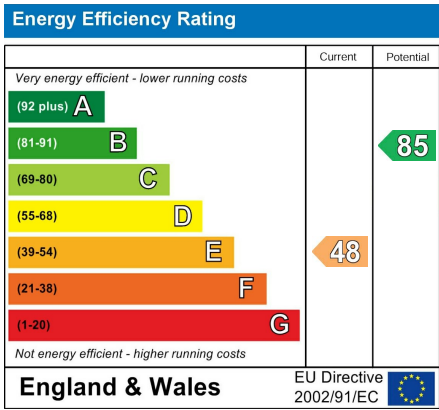


Floor Plan



Energy Performance Certificate



Directions

Proceed down Hollins Lane into Hampsthwaite and turn right at the T Junction towards the Village Green and the property is easily found on the left clearly marked by a Hopkinsons for sale board.

Council Tax Band E 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 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.



£630,000

Laurel Cottage, High Street, Hampsthwaite, Harrogate, HG3 2EU 3 Bedroom Character Property

Laurel Cottage is an immaculately presented three-bedroom cottage offers a perfect blend of modern comfort and traditional character. Updated to an exacting standard, the property boasts a fresh and inviting atmosphere, making it an ideal home for those seeking a peaceful retreat.



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

Nestled in the charming village of Hampsthwaite, Harrogate, this delightful double-fronted cottage dates back to 1764 and is a splendid example of Grade II listed architecture. The property has been thoughtfully updated, blending modern comforts with its rich historical character.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room adorned with elegant wood panelling and a striking feature fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the stunning bespoke kitchen, which boasts underfloor heating, granite worktops, and handmade fitted units. Equipped with a gas AGA, integrated fridge, freezer, and dishwasher, this kitchen is a culinary enthusiast's dream. A built-in booth provides a charming dining area, seamlessly matching the kitchen's granite surfaces. Additionally, a separate utility room with a sink and a convenient downstairs w/c enhance the practicality of this home.

The first floor features a landing that leads to a generous master bedroom, complete with another feature fireplace, fitted storage, and an en suite shower room, which includes a walk-in shower and hand basin. There are two further bedrooms, one of which is currently utilised as a dressing room with built-in wardrobes and cupboards. The modern house bathroom is well-appointed with a bath, w/c, hand basin, and a heated towel rail for added comfort.

Externally, the property benefits from unrestricted on-street parking and overlooks the picturesque village green. The fully enclosed rear garden, featuring a patio and lawn, offers stunning views of the Nidderdale countryside, making it an ideal space for relaxation and outdoor entertaining.

Hampsthwaite is a vibrant community, offering a range of amenities including Sophies Café & Shop, pub, church, primary school, community hall, and a cricket club. The village is well-connected with a bus service between Pateley Bridge and Harrogate, and only a 10 minute drive into Harrogate town centre, good road and rail networks to Leeds, York and a direct rail link to London daily

