



## 15 Meadow Close, Hampsthwaite

£475,000 Guide Price



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An extended three-bedroom detached bungalow occupying an enviable plot with attractive gardens and far-reaching countryside views, situated in the heart of the highly regarded Nidderdale village of Hampsthwaite. This well-maintained home offers spacious and versatile accommodation, together with considerable further potential, having previously benefited from planning permission for a substantial extension.

Outside, the property occupies a generous and established plot. The rear garden includes a lawn, mature trees and shrubs, gravelled and paved seating areas, and a useful timber garden store. The garden enjoys attractive views towards the surrounding Nidderdale countryside, providing a particularly appealing backdrop. To the front is a gravelled area together with a paved driveway providing ample off-street parking. The property also benefits from solar panels.

Hampsthwaite is a thriving village with an excellent range of amenities, including a village shop, public house, primary school, church and village hall. Surrounded by beautiful countryside yet only a short drive from Harrogate, the village offers an appealing balance of rural living and convenient access to nearby towns and services.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





The accommodation opens through an entrance lobby into an inner hallway. A spacious sitting room features a fireplace and opens through to the generous dining kitchen, creating an excellent layout for everyday living and entertaining. The kitchen is fitted with a range of units and integrated appliances, while the adjoining dining area enjoys a pleasant outlook over the gardens. To the side, a glazed conservatory-style extension provides a useful boot room with direct access outside. There are three good-sized bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. The second bedroom also benefits from fitted wardrobes, while the third is a particularly flexible space with patio doors opening onto the garden, making it equally suitable as a bedroom, home office or additional reception room. A house bathroom completes the accommodation.







Total Area: 138.2 m<sup>2</sup> ... 1488 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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