

Floor Plan

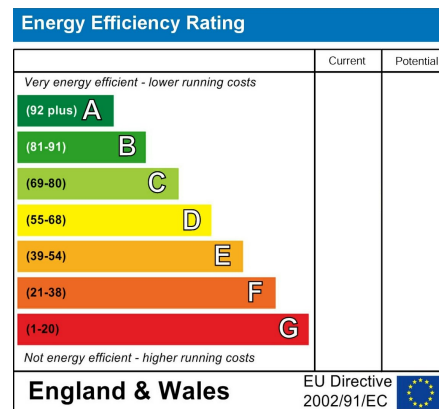


£1,475,000

Treetops, Clint Bank Lane, Clint, HG3 3DS

4 Bedroom House - Detached

Energy Performance Certificate



Directions

Proceed into the village of Hampsthwaite and take the right hand fork passing the primary school down Church Lane .Proceed over the bridge and up Clint Bank where the property is easily found on the right hand side.

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.

A recently built detached family home, offering approximately 3800 ft.² of immaculate and spacious living accommodation located between Hampsthwaite and Birstwith featuring stunning far reaching south facing countryside views. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

Treetops is a beautifully presented detached home that has been carefully and skilfully designed to make the most of its position with stunning views, which can be enjoyed from elevated private seating areas.

An electric sliding gate provides both privacy and security and ample parking for several cars. A side driveway leads to a useful store that could be converted into a garage. Additionally adjacent to this area, there is a home gym that equally could be utilised as a home office.

The main accommodation briefly comprises a feature reception hall with a floating staircase to the first floor. Guest cloakroom/WC and separate utility room.

There is a stunning lounge with a feature remote-controlled living flame fire. The doors open up onto a front patio offering far-reaching views across the valley.

One of the main features of this beautiful home is its statement living family kitchen that offers a spacious lounge area with doors that lead out onto the front patio that provides excellent entertaining space bringing the outside in.

There is a large dining area and a modern fitted kitchen with an island with integrated appliances catering to all daily needs. Doors open up onto a large entertaining area at the rear that is both private and enclosed.

At the first floor, there is a large Master bedroom with a long walk-in wardrobe and luxury ensuite shower. There are two further bedrooms with ensuite facilities and two additional bedrooms served by a luxury house bathroom.

Attention to detail on the quality of the fittings which are Villeroy and Boch plus amazing tiling and top quality carpets give the luxury you would expect in this unique home.

Outside there are enclosed and secure garden areas for children and pets. Additionally, there are superb entertaining areas with patios and a raised garden at the rear which forms an ideal sitting/entertaining area.

The position of the property makes it convenient for those who may require the village amenities of Hampsthwaite, Birstwith and Ripley. The popular town of Harrogate is an approximate 15-minute drive away where there are excellent shopping opportunities and a wide choice of restaurants and bars. There is also a good road and rail network connecting the traveler and commuter to Leeds, York, and London.

