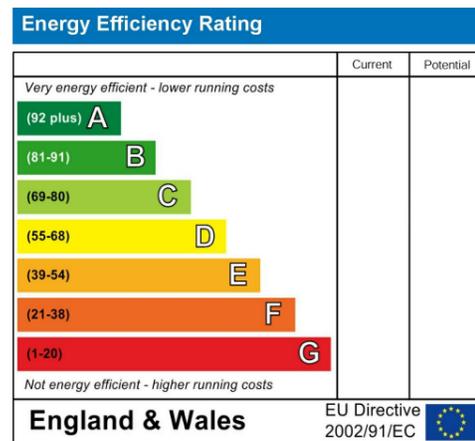


Energy Performance Certificates



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road. Turn left onto the Harrogate bypass. Take the second right onto Hags Road. Follow the road round to the left and the properties are found on your right hand side clearly marked by a Hopkinsons For Sale Board.

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.



Price Guide £499,000

1 High Barn, Eden Park Hags Road, Follifoot, Harrogate, HG3 1EQ

2 Bedroom House

**OPEN TO VIEW SATURDAY 28TH FEBRUARY 9-00- 12-00 BY APPOINTMENT ONLY**  
 The property forms part of an exclusive development of four townhouses and features high-specification fixtures and fittings and neutral décor throughout, the whole combining to provide an elegant and practical living and entertaining environment. It is located near to local village and town centre amenities, the station and the major road network.



**HOPKINSONS**  
 ESTATE AGENTS

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

## Description

Holly Cottage is a contemporary part stone-and timber-clad townhouse that is one of four in an exclusive development, offering light-filled flexible accommodation arranged over two floors. The developers have meticulously designed the 'eco-friendly' property to an exacting standard that is showcased in the impressive grade A efficiency rating. This impressive two-bedroom property features open plan living with the architecture of the space finished in a contemporary modern-eclectic design with a rustic charm.

The accommodation features neutral décor throughout together with a wide range of high-specification fixtures and fittings including solar panels, underfloor heating to the ground floor and upstairs bathrooms, quality joinery, media walls and some fitted furniture and kitchens and utility rooms installed by Room Room Interiors, a Harrogate-based company. Featuring pale feature parquet flooring throughout, the ground floor accommodation

flows from a reception hallway with fitted storage furniture with built-in seating, a modern wooden-floored cloakroom and a fitted utility room. It leads to a large 27 ft kitchen and living room, the kitchen having a range of wall and base units including a breakfast bar, quartz work surfaces and splashbacks, a walk-in larder cupboard, a boiling hot water tap, AEG appliances and a wine cooler. The living room, configurable to the purchaser's own requirements, has a feature wood-lined media wall and full-height glazing incorporating French doors to the rear terrace.

Stairs rise from the reception hallway to a generous first-floor landing, giving access to a generous rear-aspect principal bedroom with a contemporary en suite shower room, and to a further front-aspect double bedroom, along with a modern family bathroom. Both bedrooms benefit from large, almost full-height picture windows with sky lanterns, flooding the rooms with natural light. The two bathrooms

are similarly styled, each with Lapidita tiles, wall-hung WCs, and LED mirrors.

**Services:** Mains electric and water. Private drainage which we believe to be compliant. Solar panels with batteries. Air source heat pump.

### Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance fenced front garden, paved for ease of maintenance and featuring a gravelled path to the front door flanked on each side by inset flowerbeds and over a side driveway that provides private parking and access to a single garage.

The property also benefits from a further area of stock-fenced garden to the front aspect, suitable for a variety of uses. The manageable stock-fenced rear garden is laid mainly to level lawn and features a paved terrace off the living room, ideal for entertaining and al fresco dining, the whole enjoying far-reaching views

over surrounding countryside.

Having an enviable Follifoot address, this property has the advantage of being close to two local villages, Follifoot and Spofforth. The sought-after village of Follifoot has a good range of day-to-day amenities including a village store, post office, church, two public houses, a favoured primary school, a popular children's play area and a cricket club.

