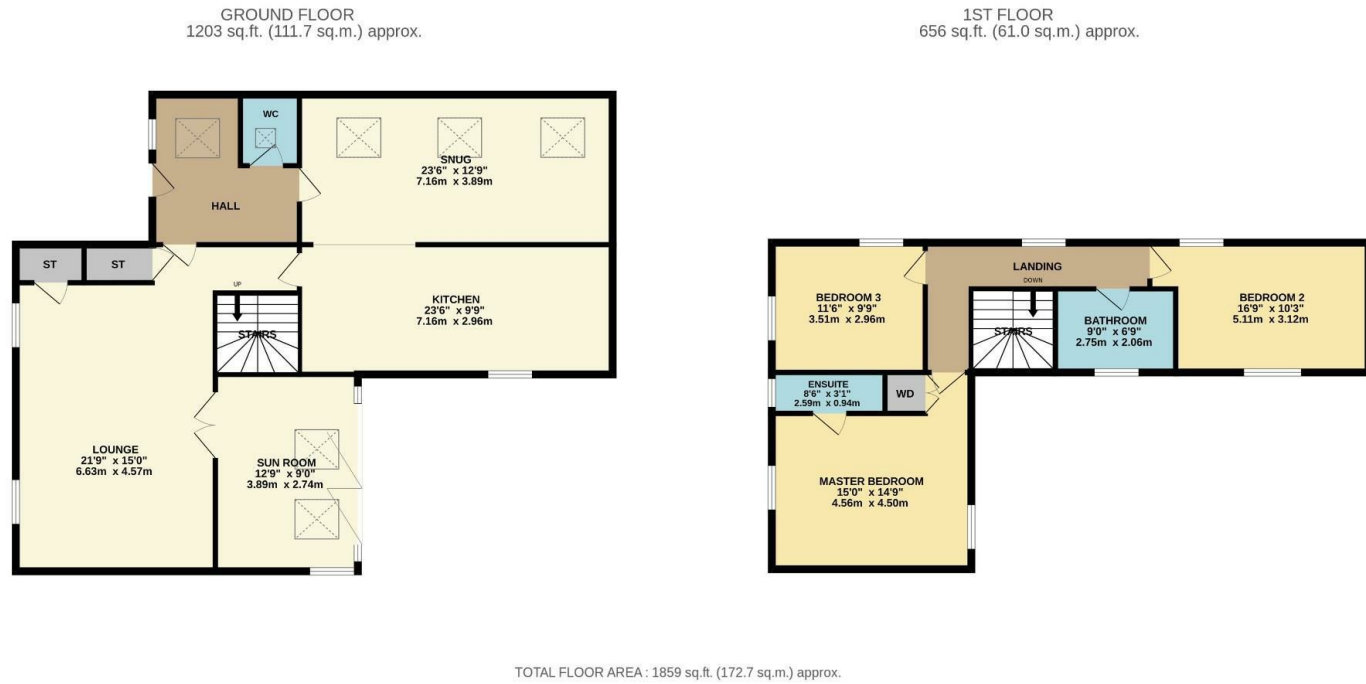
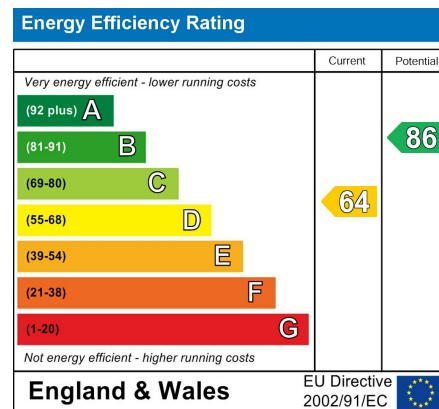


Floor Plan



Energy Performance Certificate



Directions

Enter the village of Kirkby Overblow from the Pannal side. Just before the cemetery turn left and follow the signs that lead you for approximately half a mile to Sunrise Stables .

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.

**£895,000**

Sunrise Stables Follifoot Lane, Kirkby Overblow, Harrogate, Yorkshire, HG3 1HA

3 Bedroom House - Semi-Detached

**A beautifully situated character semidetached country home, featuring a wealth of period features located in a semi rural position on the outskirts of this ever popular village.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

With oil-fired central heating, including an updated Grant central heating boiler. The property features double-glazed windows, exposed beams, and log-burning stoves.

The property features level-shaped lawns to the front with a central path, block paved hardstanding, and a detached double garage, 20 foot 6 x 19' nine with a sink, featuring hot and cold, running water, and loft access to a useful eaves store. The property features a water meter and Nest control for the heating system.

The property is approached via a spacious hall with guest cloaks/WC. There is a delightful 21-foot-nine-long lounge with a feature fireplace with an inset log-burning stove. There is a useful storage cupboard and concealed boiler providing a useful drying area. Double doors provide access to a superb sunroom with triple-opening folding doors that lead to a flagged patio area ideal for entertaining.

A spacious fitted kitchen has a range master cooking range set to granite working surfaces and features. an integrated freezer and dishwasher. The kitchen opens up into a stunning 23-foot-six, snug with three Velux windows and exposed beams, creating a charming everyday sitting area.

On the first floor and approach from a stylish return staircase. There is a spacious master bedroom suite with a fitted wardrobe and ensuite. Luxury shower room. There are two further double bedrooms and a luxury house bathroom that incorporates a whirlpool-style bath and walk-in shower.

The property features, five bar entry gate that encloses the garden and is secure for children and pets. There is a greenhouse attached to the side of the garage and a dog kennel and an external water tap set by the garage. The property is located in a stunning, semi-rural position with other similar properties and there is a working farm next door.

The property forms an ideal getaway from its all position and will appeal to a wide range of buyers.

