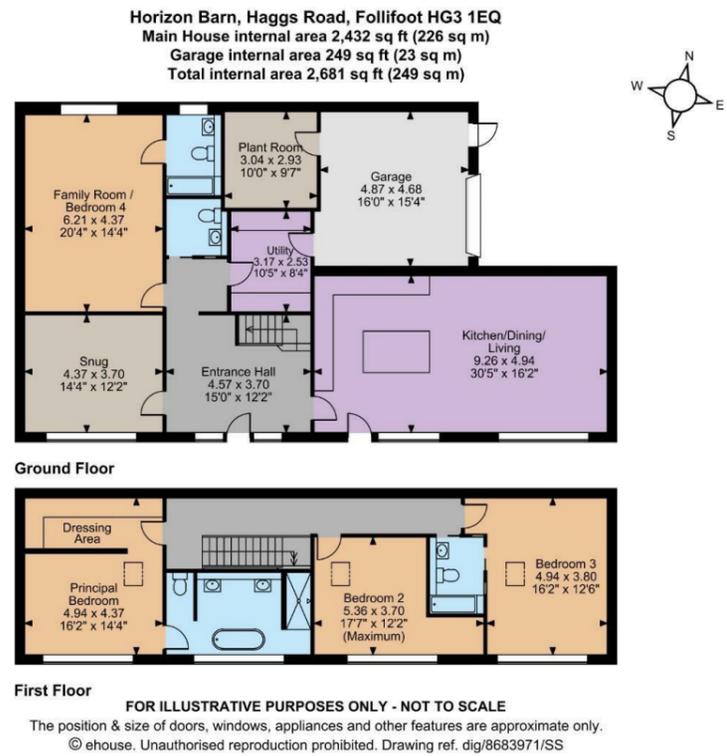


Floor Plan



Price Guide £1,450,000

Horizon Barn, Eden Park Haggs Road, Follifoot, Harrogate, HG3 1EQ 4 Bedroom House - Detached

An exceptional contemporary home, beautifully designed to combine modern living with a stunning semi-rural setting forming part of an exclusive development. The property features striking Thermo wood panelling beneath a sleek pitched roof, creating a stylish yet sympathetic addition to its countryside surroundings. Expansive glazing across both floors allows for an abundance of natural light, while also making the most of the delightful outlook over the gardens and open countryside beyond.



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	
	2002/91/EC	

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 Haggs 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.

HOPKINSONS
 ESTATE AGENTS

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

Description

This is a superb opportunity to acquire a high-specification, energy-efficient home in a peaceful and picturesque setting, perfectly suited to modern lifestyles. This impressive, detached Class Q barn conversion has been recently completed and benefits from a 10-year building warranty.

Internally, the layout is thoughtfully arranged to provide spacious and versatile accommodation, with a clear emphasis on open-plan living. Expansive glazing and bi-fold doors seamlessly connect the interior with the garden and terrace, offering an ideal space for both everyday family life and entertaining. A beautifully presented entrance hall immediately sets the tone for the high-quality finishes and craftsmanship found throughout the property. A sophisticated palette of Farrow & Ball paint evokes a timeless backdrop throughout the home. You can expect premium Lapidia tiles adorning the hallway, kitchen, utility, and bathrooms with plush carpeting to the remaining areas and underfloor heating across the ground floor and principal en suite enhancing the overall ambience with warmth and comfort.

The ground floor offers two beautifully proportioned reception rooms, providing exceptional versatility for both formal entertaining and relaxed family living. These elegant spaces may be arranged to suit a variety of uses, including a sitting room, formal dining room, family room, guest suite or private study.

The heart of the home is the truly magnificent open plan living, dining kitchen. The design-led kitchen showcases a flawless blend of contemporary elegance and premium craftsmanship. Centred around a striking statement island with beautifully fluted detailing and a sleek quartzite worktop with breakfast bar, the space offers both a sophisticated focal point and a highly functional hub for everyday living and hosting. The surrounding bespoke-style cabinetry, finished in soft natural tones, provides a seamless and minimalist aesthetic, complemented by integrated high-specification appliances and discreet storage solutions. It boasts a suite of modern features includes a flush induction hob, integrated ovens, wine storage and a full-height refrigeration unit, all thoughtfully incorporated to maintain clean lines and a refined finish. The dining area sits comfortably alongside the kitchen, offering ample space for a large table with the layout also providing abundance of space for a relaxed seating or family area, making it a highly flexible and sociable environment.

An adjoining fitted utility room offers further space for storage and appliances and provides access to the integral garage and plant room. Completing the ground floor is a luxury guest shower room and WC.

On the first floor there are three sizable double bedrooms each benefiting from south facing picture windows in which to enjoy the far-reaching, stunning countryside views. These include the distinguished principal suite with fitted walk-in dressing area and luxurious bathroom to include twin sinks, a freestanding bath and separate walk-in shower. Bedrooms two and three are also service by a modern 'Jack and Jill' house bathroom.

Outside

This state-of-the-art family home is approached via a private, gated entrance with automated electric gates leading to a long resin drive, lit by post lights. Parking includes an integrated car garage with EcoGrid paving and an integrated electric vehicle charger. The generous south facing plot features a substantial lawned garden providing plenty of outdoor space with a paved terrace area off the kitchen area ideal for entertaining and al fresco dining. To the front and side are further stock-fenced areas, seeded to provide a further generous lawned gardens.

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. The area offers a wide range of sporting clubs including cricket, tennis, football, squash and Follifoot Riding Stables, all within a short drive of the property. Harrogate Rugby Club and Ridding Park Golf Club and Spa are close by along with Spofforth Golf Club which is adjacent to Eden Park. The spa town of Harrogate is approximately four miles and is the perfect base from which to explore the Yorkshire Dales. There are plenty of shopping facilities including a shopping centre, arcade and a wide range of independent retailers as well as the larger supermarkets with Sainsbury's and Fodder a short drive from the property. The nearby A1(M) ensures easy access to both the north and south of the country, as do the excellent links from Pannal and Harrogate train stations. Schooling The area provides a good selection of state schooling including Follifoot C of E Primary School, St. John Fisher Catholic High School (rated Outstanding by Ofsted) and St. Aidan's C of E High School together with Harrogate Grammar School. There is also a wide range of notable independent schools including Ashville College, Harrogate Ladies' College, Brackenfield, Gateways, The Grammar School at Leeds, Belmont Grosvenor and Queen Ethelburga's College. The Eden Park gateway is an official bus stop on the Ashville College bus route.

