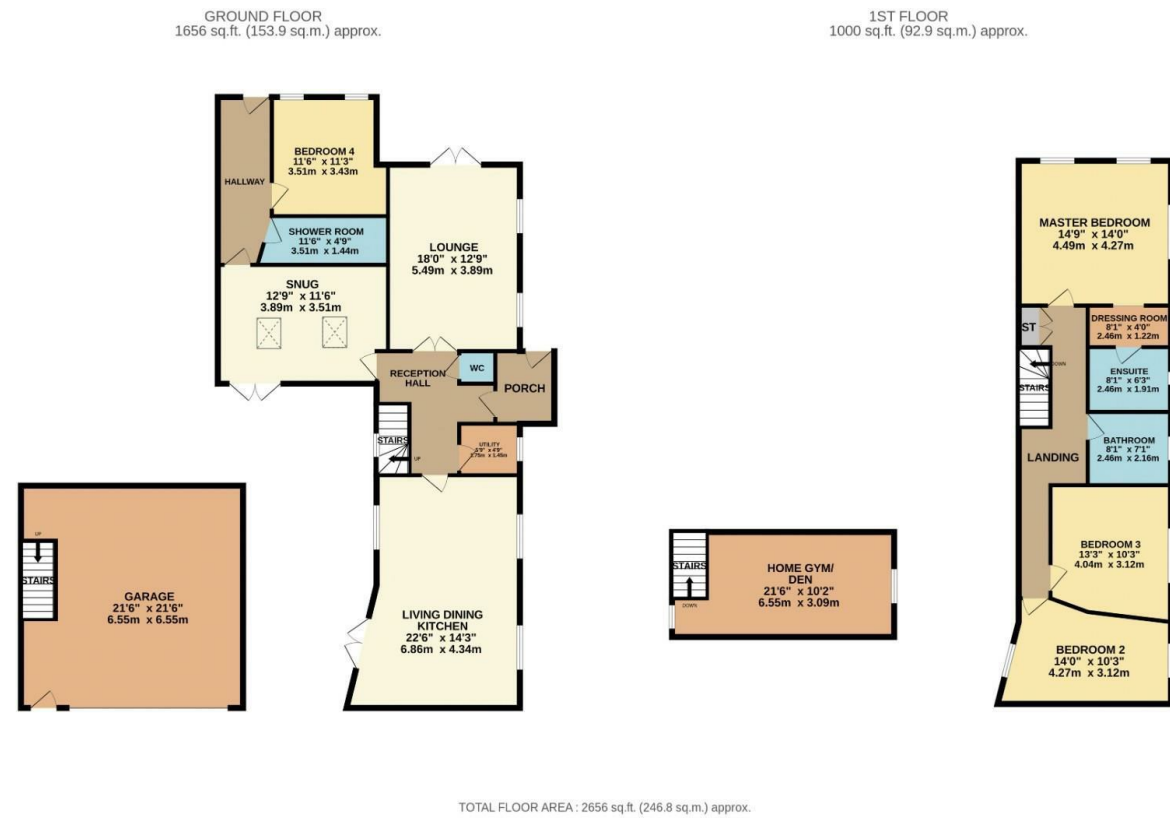
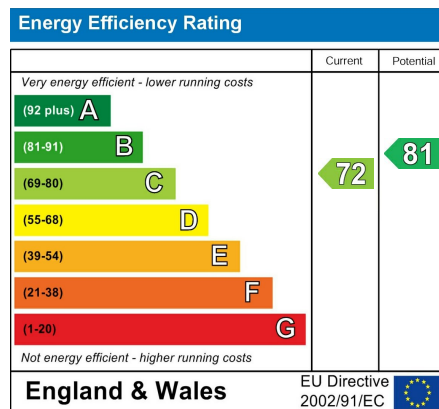


Floor Plan



Energy Performance Certificate



Directions

Proceed into the village of Hampsthwaite. With the corner shop on your left proceed up the High Street out of the village towards Hampsthwaite Head where the property is located on the left-hand side

Council Tax Band E 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.



£850,000

Johns Cottage, Hampsthwaite Head, Hampsthwaite, Harrogate, HG3 2HT 4 Bedroom House - Link Detached

A beautifully presented character cottage offering flexible living accommodation arranged over two floors with superb outside entertaining areas located on the fringe of this ever popular lower Nidderdale village. No chain involved.



HOPKINSONS  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
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info@hopkinsons.net

## Description

Replacement double-glazed windows the property offers the perfect lock-up-and-go with low-maintenance entertaining areas. Nestled on the fringe of this ever-popular village the property features countryside views to one side and also offers private parking with a detached double garage that has a useful first-floor office/gym /teenagers area.

The cottage briefly comprises an entrance porch, reception hall, guest cloakroom, useful utility room, and a delightful lounge that opens up into a feature garden room with sliding glass doors that bring the countryside and outside into the house.

A main feature of the property is its spacious living family dining kitchen which offers integrated appliances including a cooking range, instant boiling tap, microwave, oven, wine fridge, and fridge freezer.

There is a useful snug and a separate entrance providing access to a double bedroom and shower room. This area makes a perfect, letting space or area for an independent relative. At the first floor, there's a useful storage cupboard.

A stunning master bedroom offers far-reaching views and a walk-in dressing room and ensuite luxury shower room.

There are two further double bedrooms and a luxury house bathroom with a shower over a bath.

At the rear of the property off the snug and kitchen, there is an enclosed private patio area.

Additionally, at the front of the property, there is an ornamental waterfall with patio areas creating a great entertainment area.

Hampsthwaite remains one of the most popular villages in the Harrogate area. It is an approximate 10-minute driveway and offers a corner shop, café, public house, primary school, Church, and cricket club.

