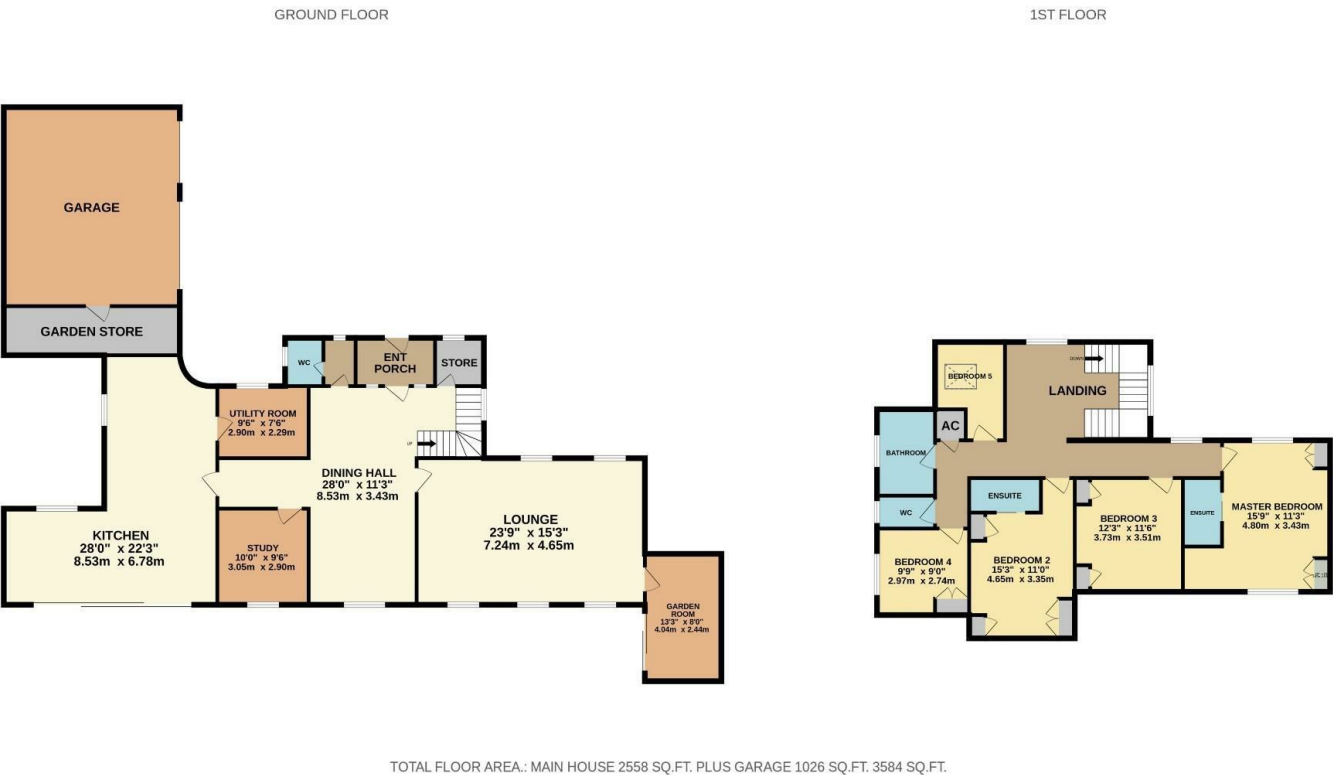


Floor Plan



Description

The property was originally built in 1964 and stands in approximately three quarters of an acre of an acre in this ever popular lower Nidderdale village.

The property briefly comprises; Entrance vestibule that leads to an inviting reception and dining hall and also has a useful under stairs storage. There is a guest cloakroom that features a separate toilet and wash basin. There is an impressive 23 foot lounge that overlooks the rear private gardens and also has a feature log burning stove. A door leads into a useful garden room that overlooks the rear terrace and private south facing lawns. There is also a separate and good sized study off the dining hall.

The standout feature of this beautiful family home is its newly created spacious living family kitchen that has sliding doors that open onto a wide terrace that is private and south facing.

The kitchen area offers quality integrated appliances and a good range of both eye level and base storage cupboards with quartz work surfaces . There are soft seating areas, ample dining space and a beautiful kitchen area that any cook would dream of.

There is a separate utility room with Belfast sink and space and plumbing for a washing machine and dryer.

At first floor there is a Master bedroom with fitted storage cupboards and an ensuite shower room. The second bedroom also has an ensuite shower room and fitted wardrobes. There are two further double bedrooms and a useful study with a family bathroom and separate toilet.

The property has ample gravelled hardstanding for a number of cars. There is a triple garage block with both a double and single up and over entrance doors. There is a useful workshop and a side staircase that provides access to a spacious first floor storage area that could be utilised either as a gym, home office or a variety of other uses.

There are established borders providing a high degree of privacy to the front. A sweeping shaped lawn provides an attractive feature to the front. To the rear of the property there is a most private south facing garden with extensive patio areas providing generous entertaining/sitting areas.

At the bottom of the wide lawned garden there is Coggle Beck that flows gently down the village to the River Nidd. Hampsthwaite is a popular village that features a corner shop, hairdressers, café, public house, church and meeting room. It's also offers a cricket club, Sought after primary school and has a bus service to Harrogate and Pateley Bridge.

