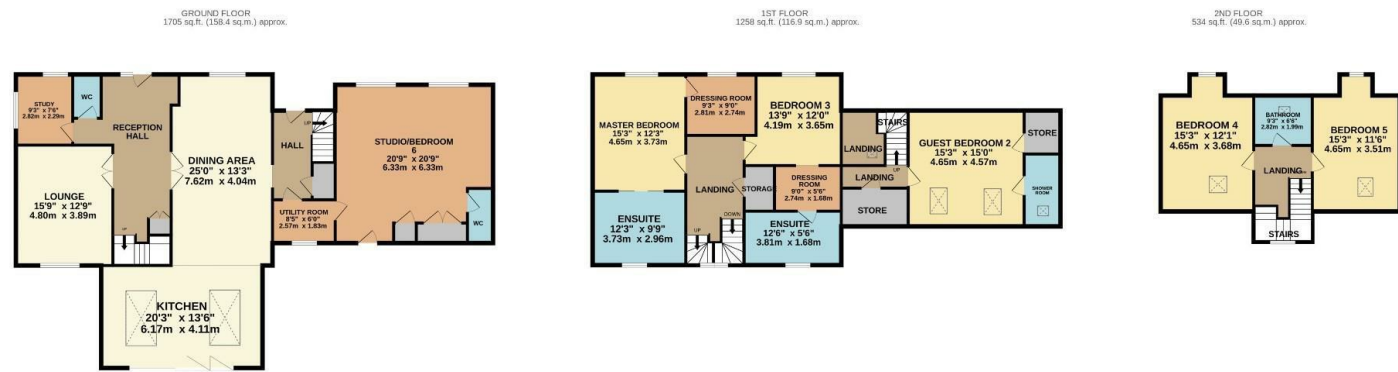


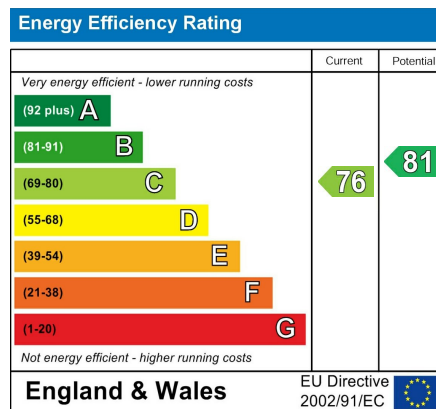
Floor Plan



TOTAL FLOOR AREA : 3497 sq.ft. (324.9 sq.m.) approx.



Energy Performance Certificate



Directions

Leave Harrogate on the Leeds Road ((A61) and take the A658 toward Pool. On entering Huby take the first right and proceed up Crag Lane and take the right hand fork onto Merrybank Lane where the property is easily found on the right marked by a Hopkinsons for sale board.

Council Tax Band G 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.

£1,750,000

Roseberry Merrybank Lane, Huby, LS17 0EN

5 Bedroom House - Detached

**Roseberry is a newly built luxury family home that offers a stunning contemporary interior with flexible living space that is set around an outstanding open plan family kitchen all set in private landscaped gardens located on the fringe of this ever popular village. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With state of the art technology and a very efficient heating system Roseberry warrants an early inspection. With underfloor heating to Lapacida sourced flooring the property has a very stylish yet homely feel.

The accommodation briefly comprises: Reception hall, guest cloakroom, Lounge with feature living flame fire. Study there is a further entrance door leading to a utility room that connects to a studio/gym with useful storage cupboards, radiators and 4 windows to the front. There is also a useful toilet with wash basin making it a potential ground floor bedroom with private access from the rear garden.

A staircase leads to the guest bedroom suite making it independent from the main house. It offers a spacious bedroom with a useful store room/dressing room plus it features a luxury en suite shower room.

The stand out feature of this impressive home is the spacious living kitchen that offers a soft sitting area with a feature fireplace with a log burning stove. There is ample space for a dining table and a wide approach to a high quality fully fitted kitchen with breakfast bar, Miele fitted appliances and extras such a coffee making facility plus a useful instant Perrin and Rowe hot water tap. Opening the garden to the living kitchen are full width sliding doors to the enclosed rear gardens with stunning views towards Almscliffe Crag.

In the main house at first floor there are two stunning bedroom suites each offering walk in dressing areas with luxury en suite facilities.

The Master bedroom has a spacious walk in fitted dressing room as well as a superb en suite with walk in double ended shower, statement bath and underfloor heating.

The second double bedroom, currently used as a playroom enjoys far reaching views to the front and also features a walk in dressing area and a luxury en suite shower room.

