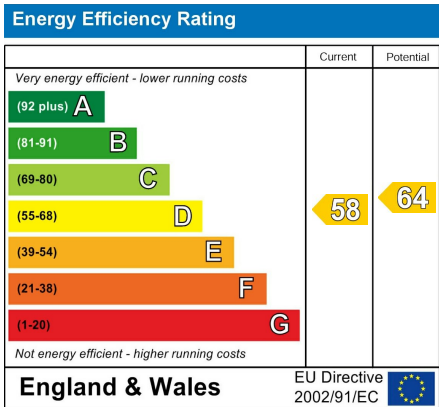


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the Skipton Road A59 and turn right at Blubberhouses onto Hardisty Hill which then turns into Greenhow Hill Road. At the Stone House crossroads turn right onto Harper Lane then take the first left where the property is found on your right hand side clearly 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.



Asking Price £1,400,000

Padside Green Barn Padside, Harrogate, North Yorkshire, HG3 4AL 5 Bedroom House - with Land

Offered for sale with no onward chain, this simply stunning Barn conversion is located in a quaint hamlet within the Nidderdale AONB. Packed with character and charm, the property boasts beautiful gardens and land totalling over 3 acres in size, stables and an annexe with planning for an external staircase making it a truly separate space ideal for dependent relatives or even a holiday let. This property is one truly not to be missed!



HOPKINSONS

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Description

Extensively renovated, improved and maintained by the current owners in recent years, Padside Green Barn is accessed via wrought iron electric gates which lead onto a sweeping driveway suitable for multiple vehicles. There is an integral garage and an additional space that is currently used as a treatment room with walk-in shower and w.c. which could be-reconverted into the additional garage if desired.

The house opens primarily via an entrance porch into an outstanding 45-foot-long dining/living kitchen with heated flooring. The living space is centred around a feature Scandinavian dual-fuel stove and has French doors opening out to the garden. The high quality vaulted kitchen comes complete with a range of units, a central island with a breakfast bar, high quality fitted appliances including a fan oven, steam oven, microwave, quooker tap and an AGA, and quartz worktops. Leading through there is a striking double height formal dining room which is the perfect entertaining space featuring original exposed beams, bi-folding doors to the garden, and a log-burning stove. Adjoining there is a cool snug again with doors to outside. An inner hall with a useful downstairs w/c branches off on to one of the bedrooms, and stairs lead down to a shower room and home gym. Stairs lead up to the large open plan annexe/studio apartment including a bedroom, kitchen and living area which also benefits from a bathroom with a separate shower enclosure.

The approved planning permission is for a stone staircase at the rear with a separate entrance door. Internally, there are also stairs down to the garage which has an electric door and three very useful storage cupboards. A door opens into the treatment room that has the advantage of its own shower room and an access door to outside. Further planning has been approved for bi-folding doors from this space out to the garden. This could also be a self-contained space if desired!

Ascending to the first floor, a split level landing firstly branches onto a double bedroom with a large storage cupboard. A galleried landing overlooking the dining room provides access on to a fantastic principal bedroom complete with a superb en-suite bathroom with a separate shower and a walk-in wardrobe. There is an additional excellent double bedroom and a house bathroom.

A further feature of this wonderful home include cinema surround sound speakers and a Sonos system throughout the house - including down at the entertainment area!
The fabulous gardens offer various private areas to entertain and enjoy the sun and views. The covered hot-tub area even boasts Wi-Fi connection for speakers etc. The stone stables area ideal for storage or those with equestrian interests. Additionally there are timber storage sheds. The land is approximately 3 acres including three fields, a pond and runs all the way down to the stream.

