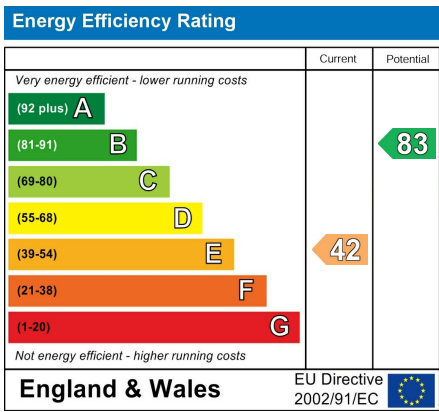


Floor Plan



Energy Performance Certificate



Directions

Proceed into the village of Birstwith and head up past the church. Continue past the main entrance to Belmont Grosvenor Preparatory School and follow the road round onto Reynard Crag Lane. Proceed down Reynard Crag Lane where the property is easily found on the left-hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band F 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.



£799,999

Reynard Crag Reynard Crag Lane, High Birstwith, Harrogate, HG3 2JQ 4 Bedroom House

A beautifully presented traditional stone built link detached farmhouse located in an area of outstanding natural beauty, approximately 2.5 acres of land, with breath-taking views over the Nidderdale countryside. This home is ideal for those interested in sustainable living.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

This stone-built link detached family home extends to circa 2200 ft.² and offers updated accommodation, briefly comprises an entrance boot room, leading into a cozy lounge with a log-burning stove. Recently fitted kitchen with high-quality units and space large enough for a family dining table. Adjoining is a separate useful utility area with a side access door. An inner hall off the lounge area opens to a bright and airy extended sitting/dining room with velux windows and patio doors leading out onto the cottage garden. This room could be utilised as a ground floor bedroom for a dependent relative as there is a fully tiled shower room just across the hallway. On the first floor, from a central landing, are four double bedrooms and a house bathroom with a large airing cupboard.

Outside there is a private driveway providing hardstanding for two cars leading to a single garage, which houses the biomass boiler. The cottage garden offers superb long distance Nidderdale views. There are approximately 2.5 acres of land presenting numerous opportunities for self-sufficient living. It's ideal for those interested in sustainable practices, such as growing their own produce, raising small livestock, or creating wildlife-friendly habitats. The space is also perfect for nature enthusiasts who enjoy birdwatching, observing local wildlife, or simply preserving and nurturing the natural environment. There is a main water supply to the lower and upper areas of the land.

Reynard Crag provides something for everybody and particularly those looking to get away to a peaceful, scenic location only 15 minutes away from Harrogate.

High Birstwith is one of the most sought-after locations in the Harrogate area. Nearby there is a choice of schooling options: Belmont Grosvenor Preparatory School or Birstwith Primary School. The village features an award-winning village shop/post office. There is also a pub/restaurant, cricket club, tennis club and church.

Nearby there are the attractive villages of Darley, Hampsthwaite and Ripley. Harrogate offers a wide choice of shops, restaurants, bars, and schooling options. There is also a good road and rail network which offers the traveller and commuter quick access to Leeds York and London.

