GROUND FLOOR 788 sq.ft. (73.2 sq.m.) approx 1ST FLOOR 685 sq.ft. (63.7 sq.m.) approx BEDROOM 3 12'2" x 8'9" 72m x 2.67r 15'6" x 13'9" 4.72m x 4.19m BEDROOM 2 14'3" x 13'3" 4 34m x 4 04r KITCHEN 15'0" x 11'6" 4.57m x 3.51n

TOTAL FLOOR AREA : 1524sg.ft. (141.6 sg.m.) approx

Energy Performance Certificate

nergy Efficiency Rating 83 Not energy efficient - higher running co **England & Wales** EU Direc 2002/91/EC

Directions

From Harrogate: proceed along the A59 to Fewstone reservoir, turn right into Hardisty Hill, proceed for 2 miles, at the Stone House Inn tun left onto Reservoir rd and proceed for 1.5 miles over the reservoir, at the T junction turn left onto West End lane and the property is 300 yds on the right.

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.



£775,000

Greystone Farm West End, Harrogate, HG3 4BB

A rare opportunity to acquire a beautifully presented period farmhouse, occupying a prominent position within the Nidderdale Area of Outstanding Natural Beauty offering breathtaking views over the Washburn Valley. Thought to date from around 1890, the property was tastefully renovated and extended in 2010, retaining many original features that are thoughtfully complemented by high-quality modern finishes.



HOPKINSONS E S T A T E H A G E N T S

3 Bedroom House - Detached



16 Princes Street, Harrogate, HG1 1NH Telephone: 01423 501 201 info@hopkinsons.net

Description

The Property

The living accommodation comprises, entrance door leading into the impressive dining hall, study with a useful storage cupboard, guest cloaks/W/C, superb sitting room with raised stone hearth, inset log burning stove and French doors opening out into the garden.

The Stunning breakfast kitchen includes Rangemaster duel fuel cooker and fully integrated appliances extending to the coordinated boot room which leads out to the the front of the property. The whole property benefits from under floor heating supplied by an LPG system.

First Floor

A wide staircase leads to a character first floor split landing which leads to the Master bedroom with dual aspect, exposed ceiling beams and luxury ensuite bathroom with shower over the bath, w/c and double basin vanity unit. Two further double bedrooms both with built in wardrobes are serviced by a luxury house shower room with walk in shower, w/c and hand basin.

Outside

To the front of the property are wooden gates which lead onto the gravelled driveway which offers off street parking for multiple vehicles. From the driveway there is a useful stone-built outbuilding additional storage in the roof space too. The manicured gardens include shaped lawns, well stocked flower beds, and delightful sitting areas to the front and rear of the property so you can enjoy the sunshine and views at whatever time of day.

Surrounding Area

Located in an Area of Outstanding Natural Beauty Greystone Farm is within easy reach of amenities from surrounding villages including Darley and Dacre with shops, schools, a Doctor's Surgery, pubs and churches. Larger towns such as Harrogate, Skipton and Otley are also easily accessible and provide transport links to York, Leeds and London. The location is ideal for walking, cycling and other outdoor pursuits.









