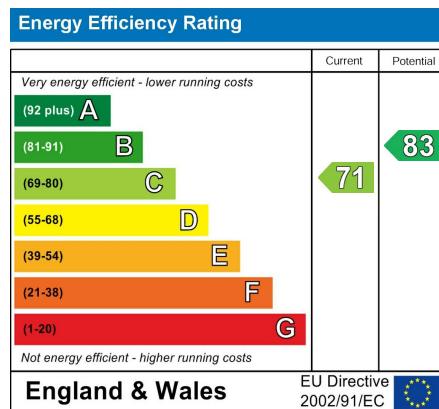


Floor Plan



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 where the property is found on your left 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.



£997,500

Bents Farm Harper Lane, Thornthwaite, HG3 2QY

4 Bedroom House - Detached

**A fantastic four bedroomed detached farmhouse which creates a fabulous family home offering spacious and flexible living accommodation throughout and benefitting from a superb location with stunning countryside views and 5 acres of land including woodland, wildflower meadow, pond and grazing.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

Benefitting from a full renovation and extension in 2010 incorporating an eco-friendly, low cost, ground source and solar heating system, this fabulous country farmhouse offers spacious 4 bedroom accommodation with vaulted ceiling games room and extensive entertainment areas inside and out.

The living accommodation comprises; entrance hall, spacious lounge with feature fireplace with a multi fuel burning stove and double doors leading out onto a patio area, second reception room which is currently used as a study, open plan dining kitchen with gas range cooker, integrated dishwasher and open plan dining area with double doors leading out to the rear garden creating a great entertaining space. There is a second entrance hall which leads to the downstairs w/c, integral door leading into the garage with power and lighting, utility room/boot room and a games room/home office with vaulted ceiling and doors leading out onto the rear garden.

On the first floor the landing leads to the master bedroom with ensuite shower room with walk in shower, w/c and hand basin, second double bedroom, third and fourth double bedroom and the house bathroom with bath, walk in shower, w/c and hand basin.

Outside to the front of the property is a shared driveway leading to one other property, private driveway offering off street parking for multiple vehicles and leads to the garage. To the rear is multiple patio areas, large lawn which is fully enclosed with Yorkshire dry stone walls, garden sheds, a greenhouse, 5 acres of land including woodland, wildflower meadow, pond and grazing.

Convenient location for Otley 20 mins and Harrogate 20 mins.

