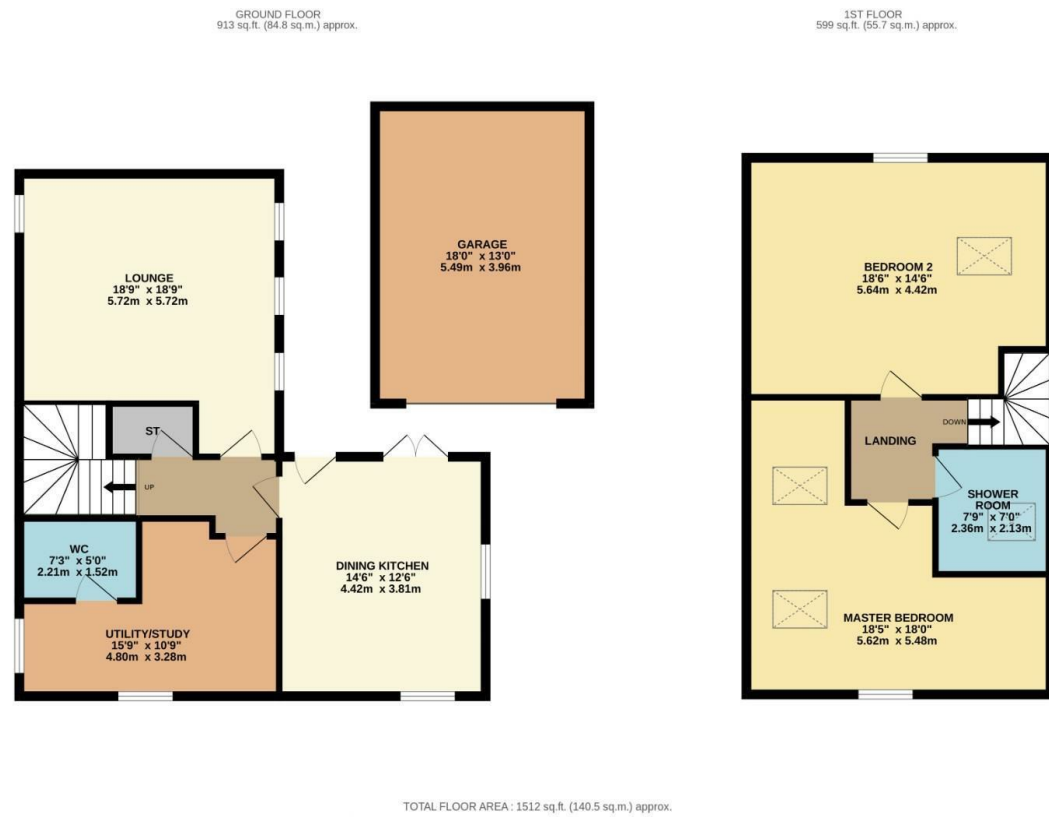
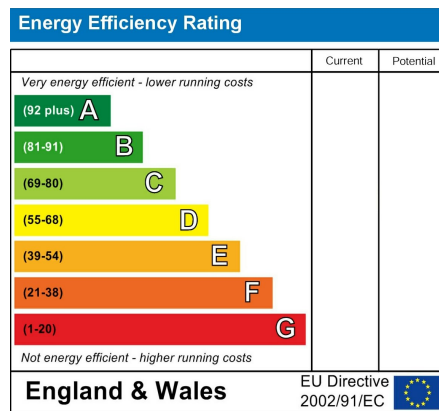


Floor Plan



Energy Performance Certificate



Directions

Proceed from Harrogate and travel through the village of Hampsthwaite and head towards Birstwith. With the village shop on your right turn left up the hill. At the S bend turn onto High Lane where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band 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.



£650,000

The Mistal Hew Green Farm, High Lane, High Birstwith,

2 Bedroom House - Detached

A beautifully presented detached character stone cottage occupying a prime position in a stunning part of Nidderdale. With high-quality fixtures and fittings, this charming cottage offers oil fired central heating boiler from an external Worcester boiler. There are casement double glazed windows and. No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

Built in 2022 the stone faced character home offers a beautiful low maintenance garden with a shaped lawn, flag sitting areas raised flowerbed borders and maturing Laurel are providing a high degree of privacy. With mains water and electric has a joint septic tank. There is also fibre to the property.

The property features parking for three cars in a private tarmac parking area and adjacent to that there is a double garage 18' x 13' with a water tap and electric light and power. It also enjoys a remotely controlled up and over entrance door.

The main house which is arranged over two floors offers flexible living space that could create an additional third bedroom at first floor. Currently the accommodation comprises; reception hall with a useful under stairs storage area with hot water cylinder. There is a guest cloakroom and separate utility room.

A main feature of the property is its generously proportioned lounge which has windows providing a wealth of natural light. There is also a stunning focal point of a stone fireplace with an inset log burning stove.

The property offers a spacious dining kitchen with an integrated fridge freezer dishwasher recycling drawer microwave oven/grill, induction hob with an extractor fan. underfloor heating throughout the ground floor. There are double doors that provide access to the flagged patio.

The spacious first floor is approached from a beautiful Oak staircase. There are two spacious double bedrooms the largest of which could easily create an additional bedroom. The property is complimented by a beautifully presented fully tiled shower room. The property is located within a small development of high-quality conversions.

A short driveway there is Belmont Grovenor preparatory school, Birstwith primary school, village shop/post office, cricket club and a public house. Beyond there are the villages of Hampsthwaite and Darley which each offer village amenities. An approximate 15 minute driveway there are excellent schooling and recreational opportunities in Harrogate. There are also a wide choice of bars restaurants and a good road and rail network offering the traveller and commuter quick access to Leeds York in London.

