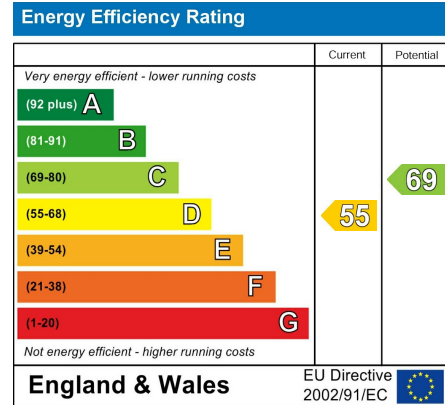


Floor Plan



TOTAL FLOOR AREA: 4764 sq.ft. (442.6 sq.m.) approx.

Energy Performance Certificate



Directions

Directions; Proceed from Harrogate along the A59 and turn right towards Darley and Summerbridge. Proceed down through the village of Darley and Dacre. When coming down into Dacre Banks turn left along School Lane. Turn left towards Bay Tree Cottage and follow the driveway to the top where Summer Grange Farm is located.

Council Tax Band E 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.



£1,650,000

Summer Grange Farm, School Lane, Dacre Banks, Harrogate, North Yorkshire, HG3 4ER 4 Bedroom Character Property - Detached

Summer Grange Farm is one of Nidderdale's most beautifully situated family homes that features stunning far-reaching views with extended comfortable living areas. The accommodation arranged over four levels, set in beautiful gardens with adjacent paddocks available if required. Viewing strictly by appointment.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

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Description

This stunning home has been beautifully designed to make the most of the sun and features an elevated position with breathtaking views. There are pleasant decked and lawned sitting areas together with vegetable planters, a gardeners store, and a greenhouse for the green-fingered enthusiast!

Additionally, there is a spacious garage with an electric roller door and an adjacent store for those who require storage for cars, bikes, and individual hobbies.

The main house has an inviting feel and briefly comprises; a front entrance porch, a delightful lounge with a feature fireplace. There is a very comfortable sitting room with a feature fireplace and a log burning stove. LPG central heating. There are double doors that open up into the front garden area. These two living areas are separated by a central entertaining dining area linking to a beautifully fitted kitchen with a Falcon cooking range, integrated dishwasher, microwave, and freestanding American-style fridge freezer all set to quality worktops with hand-painted kitchen units.

One of the main features of the property is a further welcoming dining area with a glazed atrium and doors that link into a useful laundry room, guest toilet, utility room and dog shower room with an external door to the outside. The property has a useful storage celler ideal for keeping Wine and household goods. The return staircase leads to the first floor, two spacious bedrooms each with ensuite shower rooms and dressing areas. On the top floor, there are two further spacious double bedrooms separated by a luxury bathroom with shower.

The property is approached via a tree-lined, well-kept, impressive tarmacked driveway approach. It stands with views down the valley with far-reaching engaging views. The property is located on the fringe of the village close to walks and a public house, medical centre, and shop that cater to most daily needs.

Close by there are the villages of Summerbridge and Darley where there are further village amenities. The property is only a 15-minute drive away from Harrogate where there are excellent shopping opportunities and a good road and rail networks connecting the traveller to Leeds York and London.

Agents note. The seller's preference is to complete it in April 2025. Further land available by separate negotiation

