



Boggle Dyke Cottage, Ramsgill, Harrogate, HG3 5RL

£350,000

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A charming two-bedroomed 17th Century cottage with large garden situated in this delightful position with stunning views over the surrounding countryside.

This characterful property has been extended and much improved by the current owner and now features a stylish dining kitchen with windows and glazed doors overlooking the garden and countryside beyond. There are also two reception rooms, with each room having stone fireplaces with solid-fuel fires. Upstairs, there are two double bedrooms, each accessed via its own staircase. One of the bedrooms has an en-suite WC, whilst the other has an adjoining bathroom with under-floor heating.

The property is situated within the village of Ramsgill, with a large garden next to an adjoining beck and enjoying breathtaking views over the surrounding countryside within this Area of Outstanding Natural Beauty. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE PORCH

With windows to front and side. Leads to -

RECEPTION HALL

Bay window to front and stone-flagged floor.

SITTING ROOM

A reception room with window to front and wood-burning stove set within a stone fireplace.

SNUG

A further reception room with wood-burning stove set within a stone fireplace. Bay window to front, further window to side.

DINING KITCHEN

The property has been sympathetically extended to provide a superb open-plan dining kitchen with a breathtaking outlook over the surrounding countryside. Stone-flagged floor and glazed doors leading to the garden. The kitchen comprises integrated appliances, bespoke black walnut cabinets, work surfaces and breakfast bar.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobe. Exposed beams and vaulted ceiling.

BATHROOM

Modern suite comprising WC, washbasin, bath and large walk-in shower. Window to front and fitted shelves. Exposed beams, heated towel rail and large linen cupboard. Tiled floor with under-floor heating.

BEDROOM 2

A double bedroom accessed via a separate stone staircase from the sitting room. Window to front.

EN-SUITE WC

Washbasin set within a vanity unit and WC.

OUTSIDE

A driveway leads to the property, where there is space for off-road parking. The property has a paved sitting area and a large lawned garden which surrounds the house and leads down to the adjoining beck.

AGENT'S NOTE

Fibre-optic internet to be installed shortly.

Council Tax Band - C





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