



VERITY  
FREARSON

ASH GROVE, DACRE, HARROGATE, HG3 4ES

GUIDE PRICE £750,000

# ASH GROVE, DACRE,

Harrogate, HG3 4ES

**A fantastic opportunity to purchase this individual property comprising an attractive five-bedrooomed village house, together with a self-contained one-bedroom detached cottage, garage, garden and ample off-road parking.**

The main house has been substantially extended and improved in recent years by the current owners and provides spacious accommodation, which has been appointed to a high standard. The accommodation of the main house comprises a stunning open-plan dining kitchen, two reception rooms, utility room and cloakroom. Upstairs there are five good-sized bedrooms, two of which have en-suites, and a contemporary house bathroom. Adjacent to the main house there is a self-contained one-bedroom detached cottage serving as an annexe to the main house. This property has been newly developed and appointed to a high standard, and provides stylish accommodation including an impressive living space with vaulted ceiling, a fully equipped kitchen, bedroom and shower room.

There are generous lawned gardens with attractive south-facing aspect to the front of the main house and well-stocked borders. There is also a double garage, ample off-road parking for multiple vehicles.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suite Shower Rooms · House Bathroom

Ample Off-Road Parking · Double Garage · Generous Lawned Gardens

Annexe - Sitting Room · Bedroom · Shower Room · Kitchen·







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A stunning, large reception room with oak floor, wood-burning stove, windows to rear and glazed doors overlooking the garden. Fitted cupboard.

#### FAMILY ROOM

A further reception room with windows to front and side, and stone fireplace with wood-burning stove.

#### DINING KITCHEN

A stunning open-plan kitchen and dining area. The dining area has windows overlooking the garden and tiled floor. The modern fitted kitchen includes work surfaces and breakfast bar, point for range cooker, integrated microwave and coffee machine, drinks fridge and dishwasher. Under-floor heating.

#### UTILITY ROOM

With fitted units, work surface and sink. Space and plumbing for washing machine, window to rear.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with window to front overlooking the garden.

#### DRESSING ROOM

Window to rear and clothes storage.

#### EN-SUITE SHOWER ROOM

White suite comprising WC, washbasin and large walk-in shower. Window to rear and heated towel rail.

#### BEDROOM 2

A double bedroom with window to front.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising WC, washbasin and walk-in shower. Tiling to walls and floor.

#### BEDROOM 3

A double bedroom with window to rear.

#### BEDROOM 4

A double bedroom with windows to front and side.

#### BEDROOM 5

Window to front.

### BATHROOM

Modern white suite comprising twin washbasins, WC, shower and contemporary free-standing bath. Tiled walls and floor, heated towel rail, window to rear. Under-floor heating.

### ANNEXE

#### KITCHEN

Range of stylish wall and base units and oak work surfaces. Integrated appliances include a dishwasher, washing machine, fridge, range cooker. Windows to rear and skylight window.

#### SITTING / DINING AREA

A sitting / dining area with vaulted ceiling. Exposed beams, skylight windows and wood-burning stove. Windows to side and access to loft storage area.

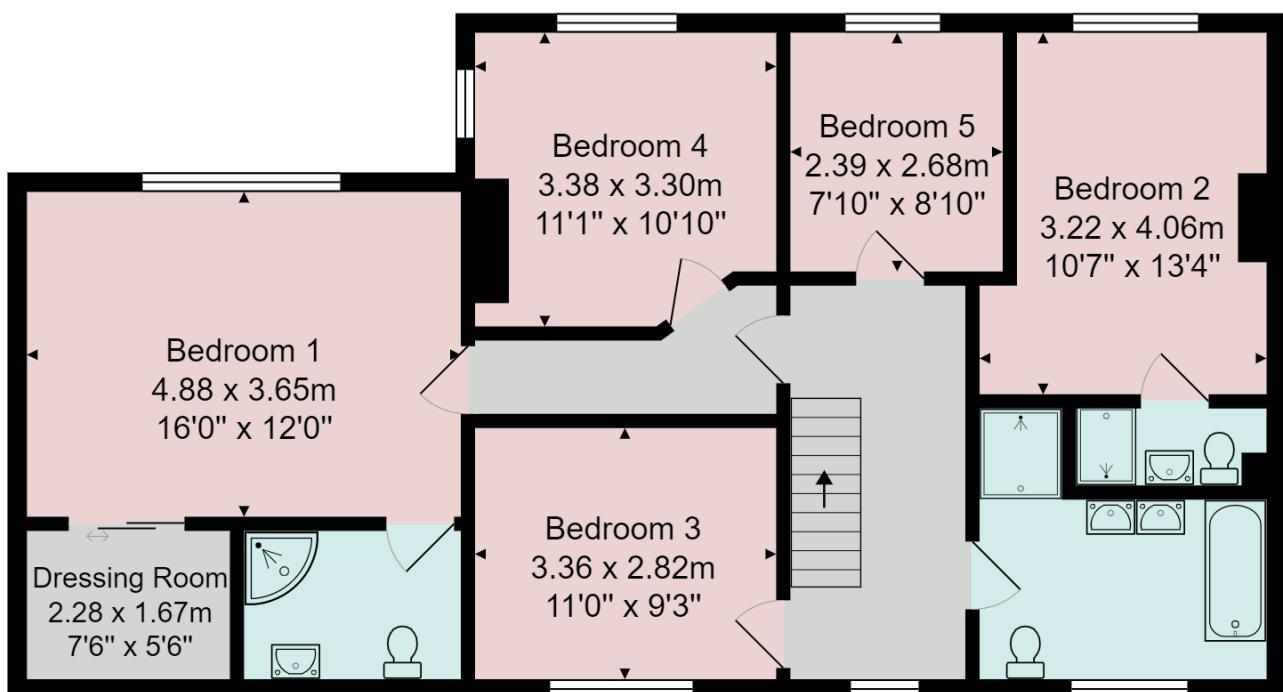
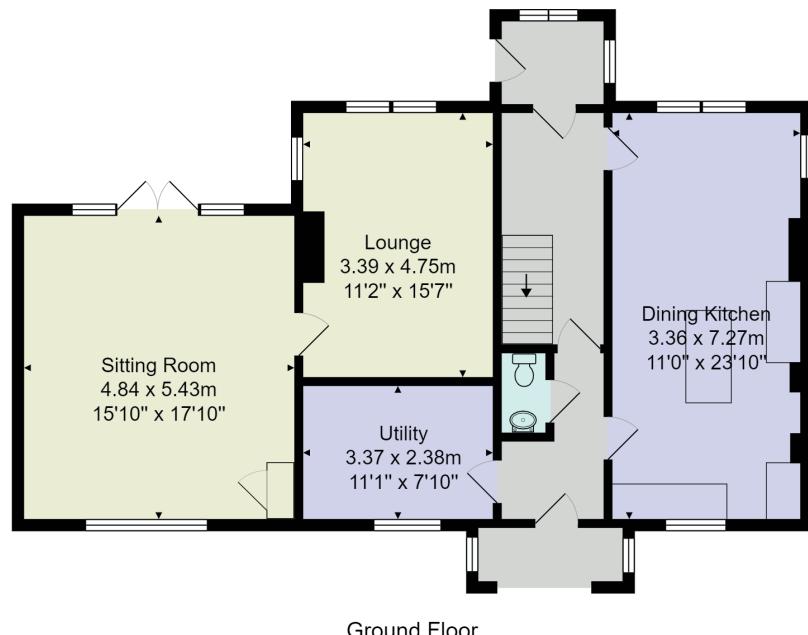
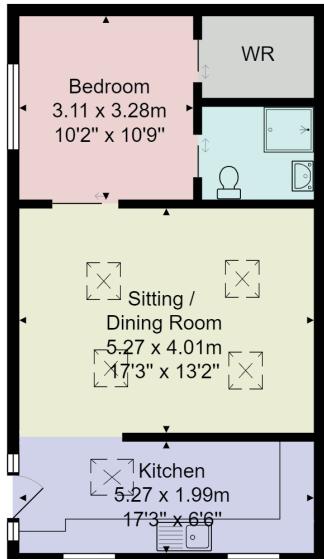
#### DOUBLE BEDROOM

Window to side and large walk-in wardrobe.

#### SHOWER ROOM

Modern white suite comprising WC, washbasin and large walk-in shower. Heated towel rail.

# FLOOR PLAN



## Outside

There are generous lawned gardens with attractive south-facing aspect to the front of the main house and well-stocked borders. There is also a double garage, ample off-road parking for multiple vehicles.

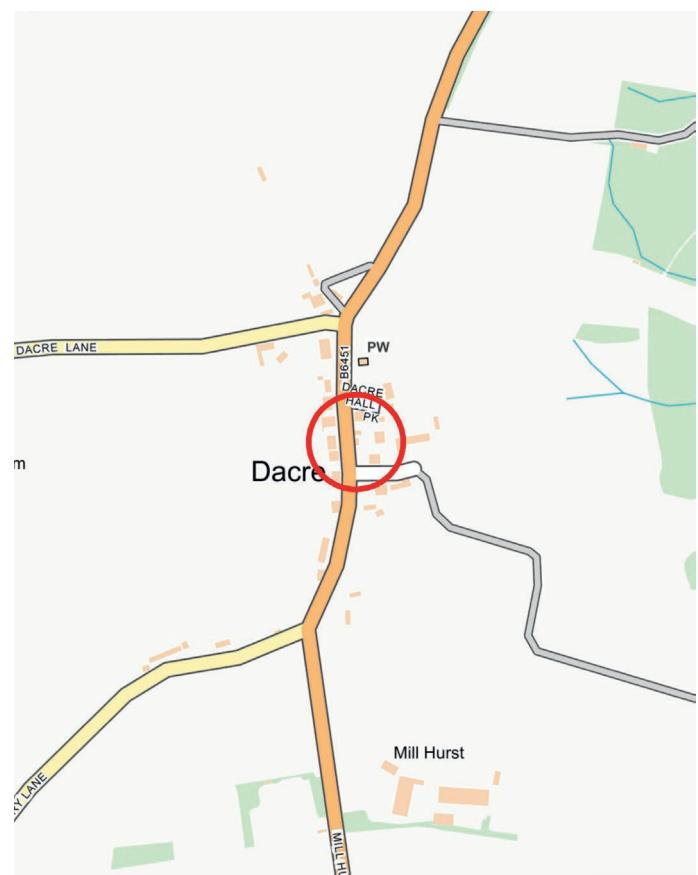
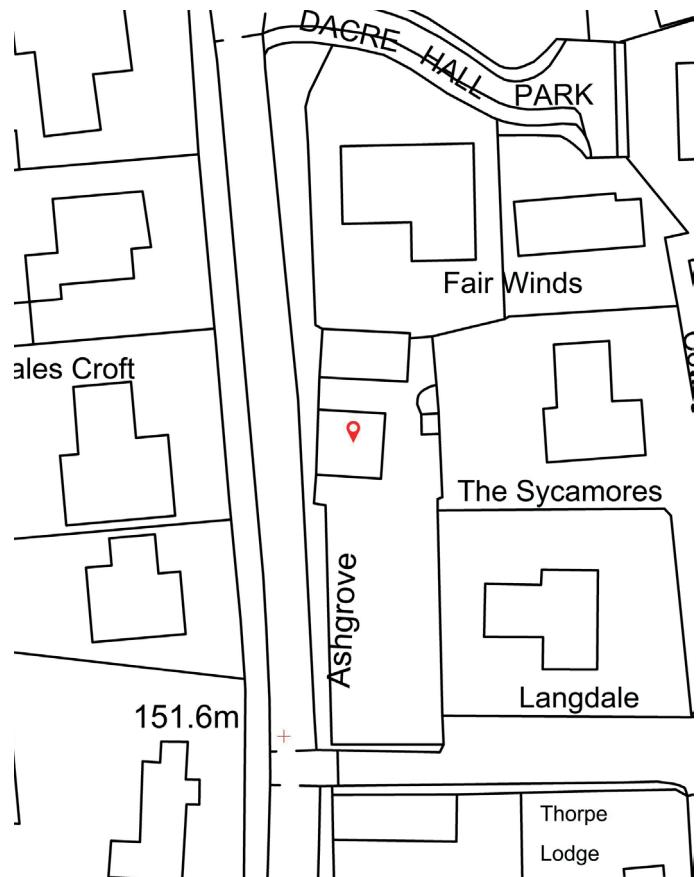
## Position

Dacre is a popular Nidderdale village surrounded by beautiful open countryside, well served by the amenities of the adjacent village of Summerbridge.

## Council Tax Band: G

## Services

All mains services are connected



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	79
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

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