



VERITY
FREARSON

1 HOME FARM SQUARE, BIRSTWITH, HARROGATE, HG3 2WA

GUIDE PRICE £650,000

I HOME FARM SQUARE,

Birstwith, Harrogate, HG3 2WA

A spacious and beautifully presented four-bedroom property forming part of this charming development situated in the sought-after village of Birstwith.

This individual property provides generous accommodation with much character and charm having rustic features including exposed wooden beams and provides light and airy accommodation. On the ground floor a large reception hall welcomes you to the property and leads to the generous L-shaped sitting room and dining room and there is a stylish modern kitchen, study and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room. The property has the advantage of a private garden with lawn and well stocked borders, garage, carport and use of a car park which provides visitor parking spaces. Mains gas central heating and mains water/drainage

The property forms part of this attractive converted barn development centred around a delightful cobbled courtyard situated on the outskirts of the village of Birstwith, a popular village well served by excellent village amenities including shop, pub, primary school and sports clubs and is served by the regular bus service between Harrogate and Pateley Bridge. Offered for sale with no onward chain.

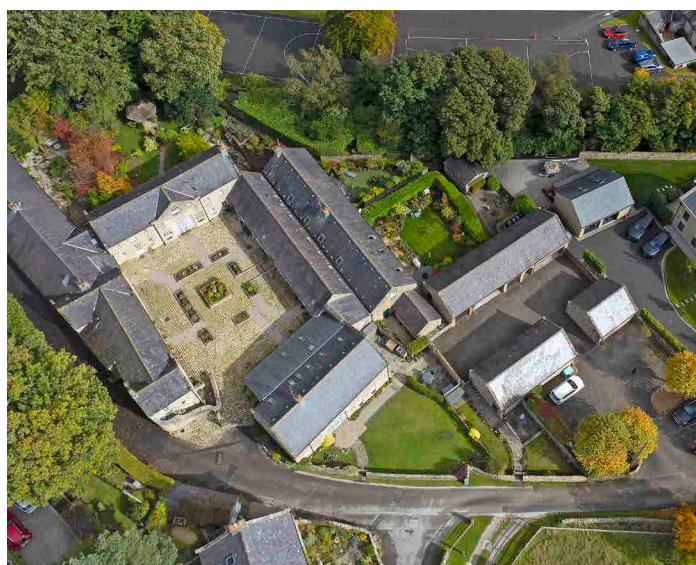
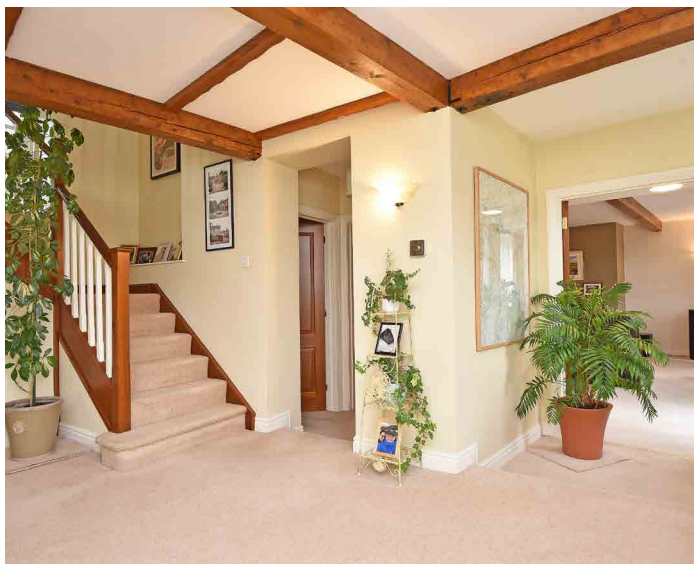


2 Reception Rooms · Study · Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Car Port · Single Garage · Visitors' Car Park · Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with window to front and useful storage cupboards.

SITTING ROOM

A large L-shaped reception room with windows to front and rear. Attractive fireplace with wood-burning stove.

DINING ROOM

A further reception room with windows to front.

DINING KITCHEN

With a dining area. The kitchen comprises a range of stylish wall and base units with granite worktop. Integrated appliances including induction hob, two ovens (including one full-size oven and one combined oven / microwave), warming drawer, dishwasher, fridge / freezer, wine fridge and washer / dryer. Window and stable door to front. Under-floor heating.

STUDY

Providing a useful workspace with window to rear. With ultrafast Broadband (up to 900 Mbps)

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

MASTER BEDROOM

A double bedroom with fitted wardrobes and dressing area. Windows to front and rear.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Skylight window, fully tiled walls and floor. Fitted wardrobes and dressing area. Heated towel rail and under-floor heating.

BEDROOM 2

A double bedroom with vaulted ceiling. Glazed door to side. Free-standing wardrobes to be included in the sale.

BEDROOM 3

A double bedroom with window to rear.

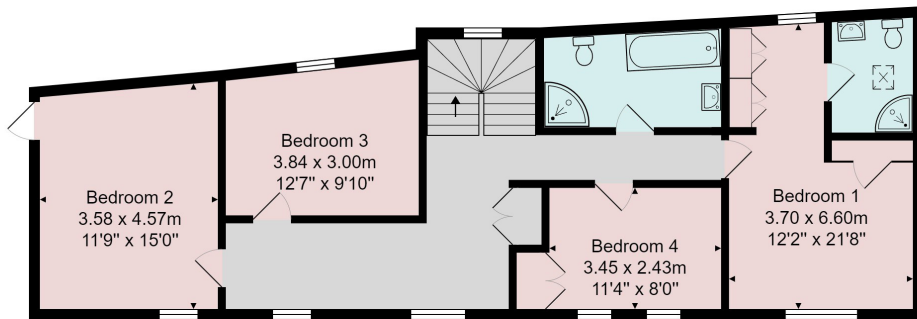
BEDROOM 4

A further double bedroom with a window to front. Fitted wardrobes.

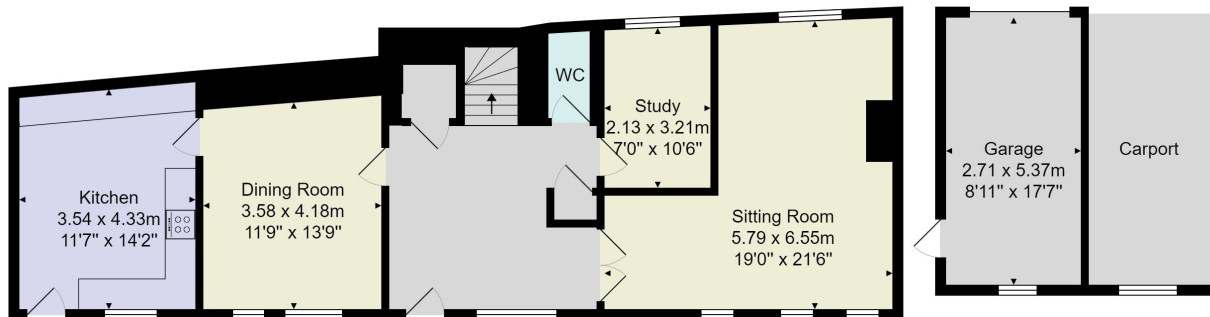
BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail, skylight window, fully tiled and under-floor heating.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 207.4 m² ... 2232 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

Immediately in front of the property there is a paved private sitting area. The property also has the advantage of a separate garden with lawn, planted borders and paved sitting area. There is a single garage and car parking space within a carport. There is also a private car park available for visitors.

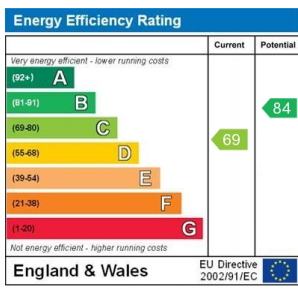
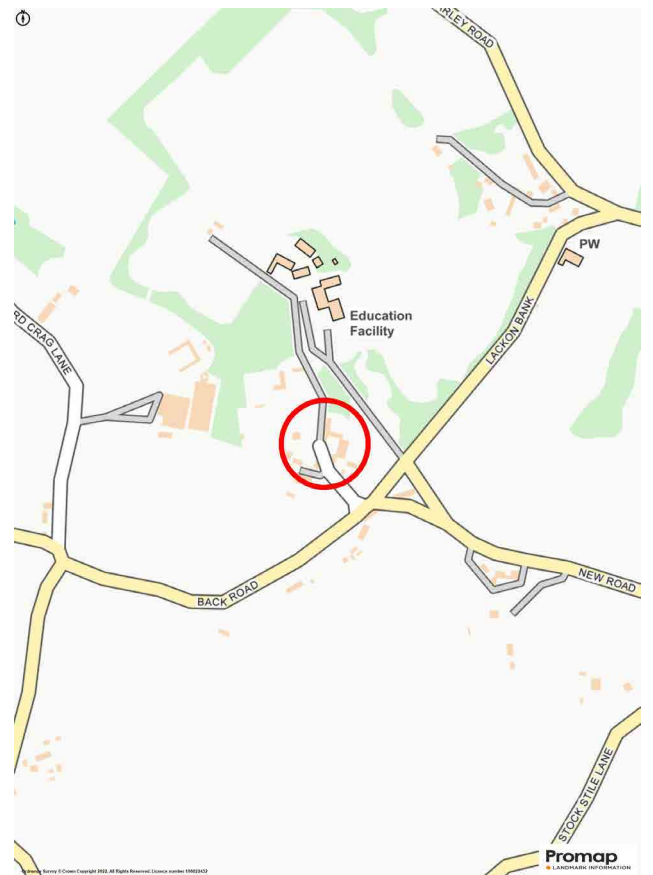
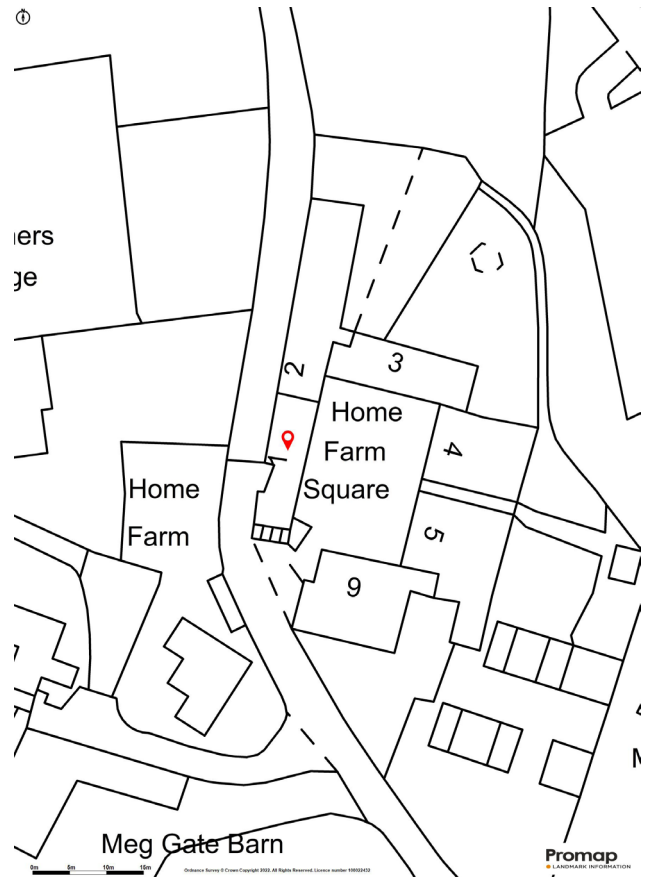
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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