



VERITY
FREARSON

NORCOTT, HOLLINS MEWS, HARROGATE, HG1 2HJ

OFFERS OVER £575,000

NORCOTT, HOLLINS MEWS,

Harrogate, HG1 2HJ

A stunning and most individual three-bedroomed former coach house, appointed to an exceptionally high standard, with a unique glazed garden room extension to the rear giving access to a private rear garden.

Situated in a quiet residential backwater off Ripon Road, Norcott is within easy walking distance of Harrogate town centre, giving access to all of the town's shops, restaurants and theatres. The famous Valley Gardens are also close by and the beautiful surrounding countryside of Nidderdale is within easy reach.

No expense has been spared in this imaginatively refurbished cottage and the immaculately presented accommodation has many interesting and unique features, which must be viewed to be appreciated.



Lounge · Garden Room · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom

Private Landscaped Rear Garden With Southwesterly Aspects







ACCOMMODATION

GROUND FLOOR ENTRANCE VESTIBULE

Mosaic tiled floor. Glazed double inner doors lead to –

ENTRANCE HALL

LOUNGE

Two double-glazed sash windows to the front. Central heating radiator and designer solid-fuel stove. Under-stairs storage cupboard. Opening through to –

GARDEN ROOM

Being of bespoke timber-frame construction with double glazing throughout. Oak flooring. Bi-folding doors lead to the private courtyard garden. Two central heating radiators. This attractive room has great versatility and could be used as a dining room or further reception room.

DINING KITCHEN

The kitchen has been fitted to a particularly high standard, with hand-made bespoke fittings comprising an extensive range of base cupboards with granite work surfaces above including a central island with granite work surface incorporating breakfast bar and inset stainless-steel

sink unit. Tiled splashbacks and further wall-mounted units, together with a bespoke hidden pantry cupboard. Integrated dishwasher and large Falcon gas-fired stove with extractor hood above. Built-in microwave oven with glazed display cabinet above. Oak flooring throughout. Central heating radiator. Two double-glazed sash windows to the front and two further double-glazed windows to side.

UTILITY ROOM

Further base cupboard with work surface above having inset single-drainer stainless-steel sink unit. Double-glazed window to rear. Central heating radiator. Wall-mounted gas-fired central heating boiler. Fitted cupboard with plumbing for washing machine and space for tumble dryer above.

CLOAKROOM

Low-flush suite and washbasin.

FIRST FLOOR

BEDROOM 1

Double-glazed sash window to the front, plus skylight windows to front and rear. Further double-glazed window to rear. Two central heating radiators. Vaulted

ceiling and extensive range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Floor-to-ceiling modern tiling. Separate shower cubicle and washbasin. Heated towel rail.

BEDROOM 2

A good sized double room, glazed French door to rear leading to small Juliet balcony. Two skylight windows, two central heating radiators and two fitted double wardrobes and storage cupboards above.

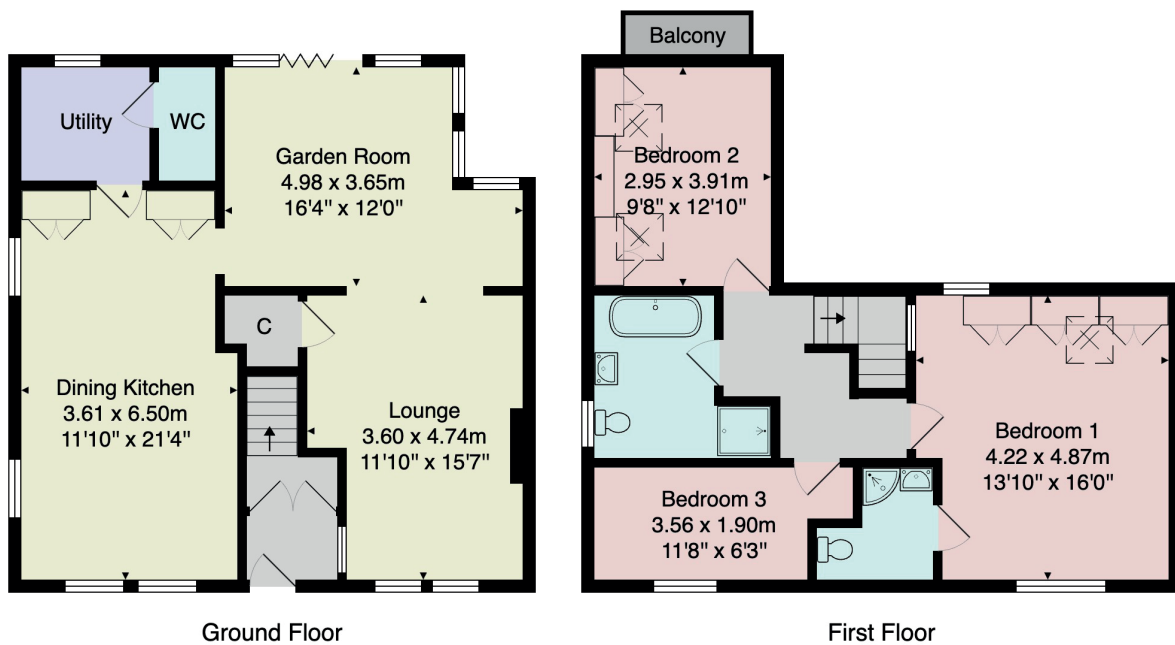
BEDROOM 3

Double-glazed sash window to the front, central heating radiator.

BATHROOM

Double-glazed sash window to the side. The bathroom has been luxuriously appointed with designer fittings comprising low-flush WC, washbasin and fully tiled shower cubicle. Half-tiled walls and fully tiled shower area. Tiled floor. Tall wall-mounted mirror and two chrome ladder-style heated towel rails. Extractor fan.

FLOOR PLAN



All measurements are approximate and for display purposes only.
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Outside

To the rear of the property is a private, enclosed garden, which has been skilfully landscaped. The garden has a south and westerly aspect and the adjacent garden room enjoys ample daylight. Unrestricted on-street parking available.

Directions

From Harrogate town centre, proceed in a northerly direction along the A61 Ripon Road. Take the second right turning onto Coppice Drive, then first left onto Hollins Mews. The property will be seen on the left hand side.

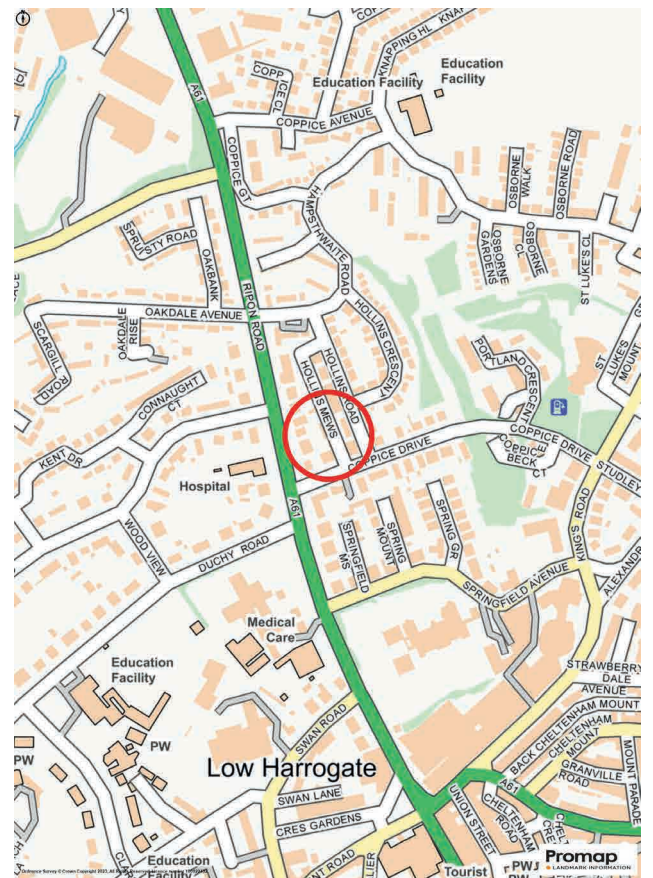
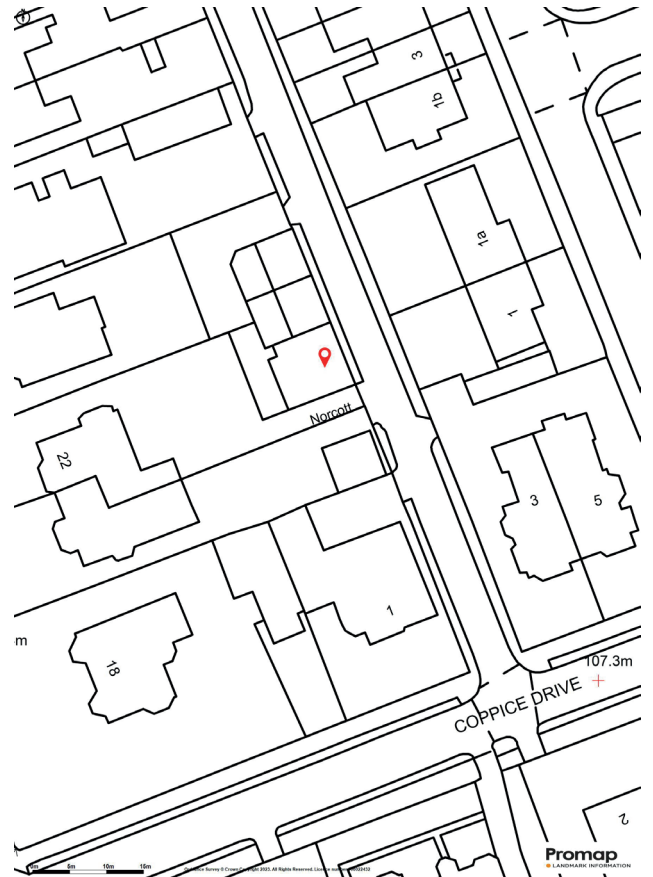
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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