



# 24 High Street, Hampsthwaite

Guide Price £1,395,000



# MYRINGS

Harrogate's Family Estate Agent



## 24 High Street

Hampsthwaite, Harrogate

'Thompsons Garth' is an outstanding Grade II Listed village residence with a detached two bedroom cottage which has been meticulously restored and modernised in recent years. The property stands in beautiful, extensive landscaped gardens and there is the additional advantage of a triple detached garage block connected to utilities offering potential for excellent office space, cinema room or a further bedroom.

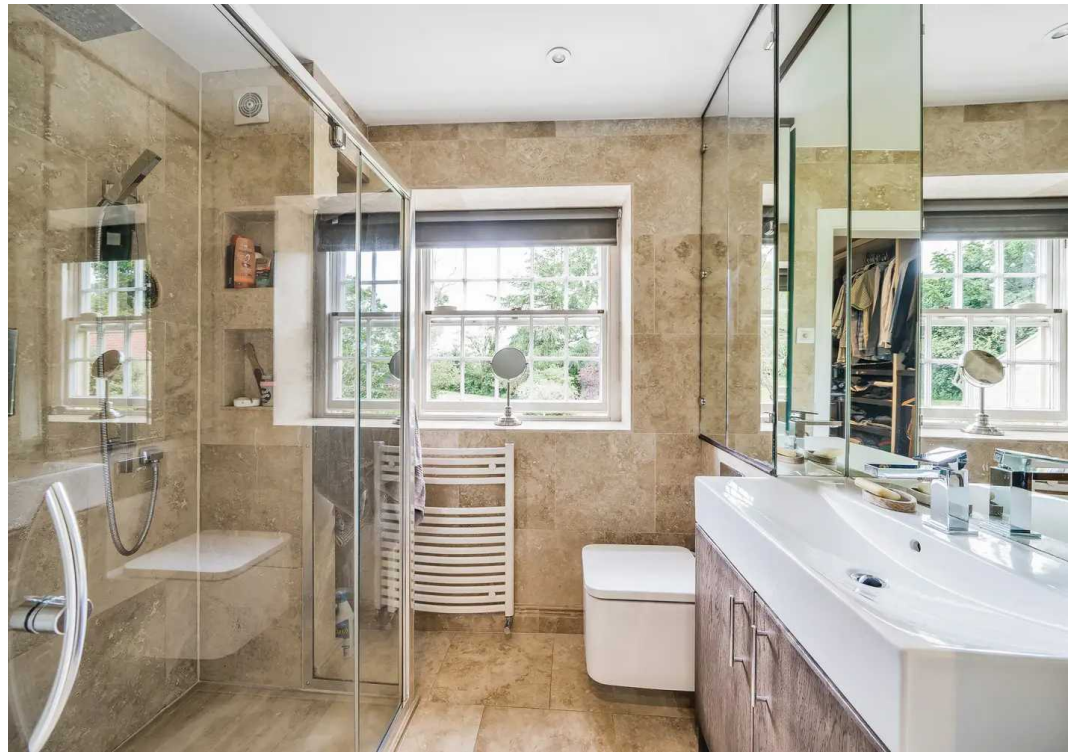
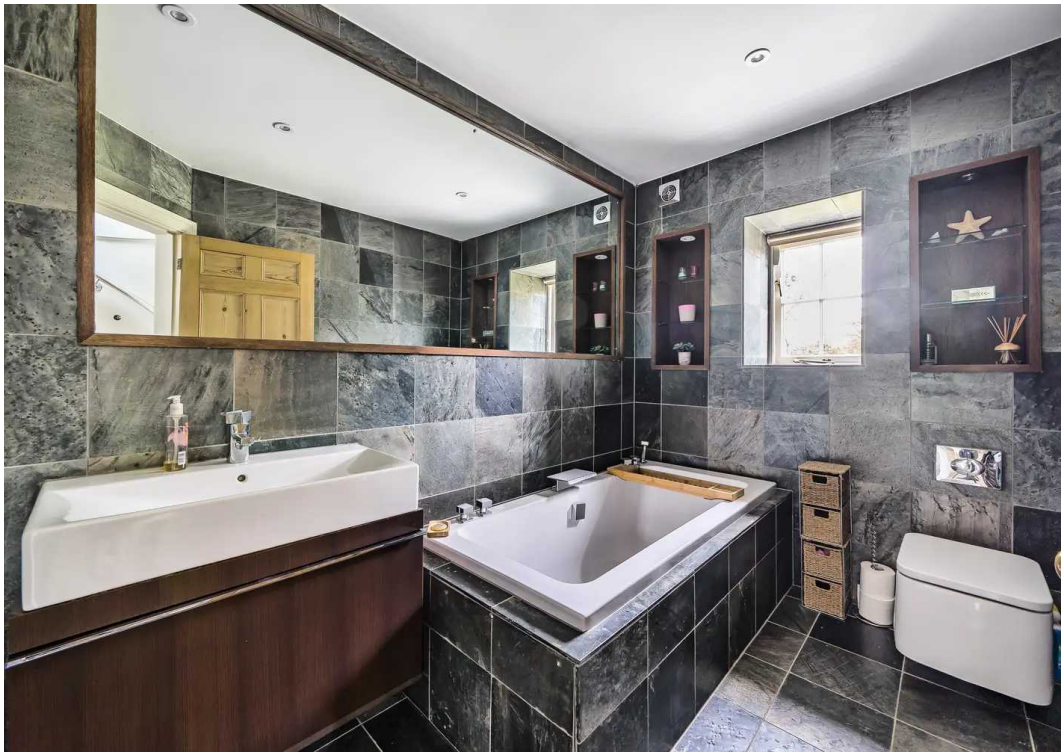
Council Tax band: G

Tenure: Freehold

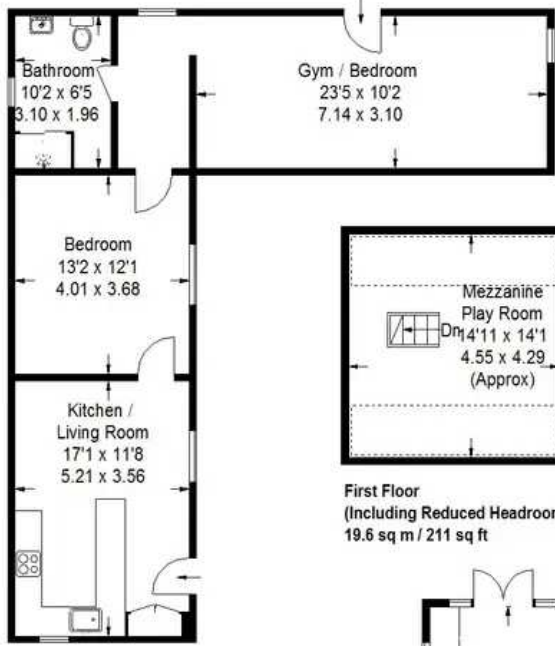
- EXCEPTIONAL GRADE II LISTED VILLAGE HOME
- DETACHED COTTAGE IDEAL FOR DEPENDENT RELATIVE OR TEENAGER
- TRIPLE GARAGE AND LARGE COBBLED DRIVEWAY
- BEAUTIFULLY PRIVATE GARDENS



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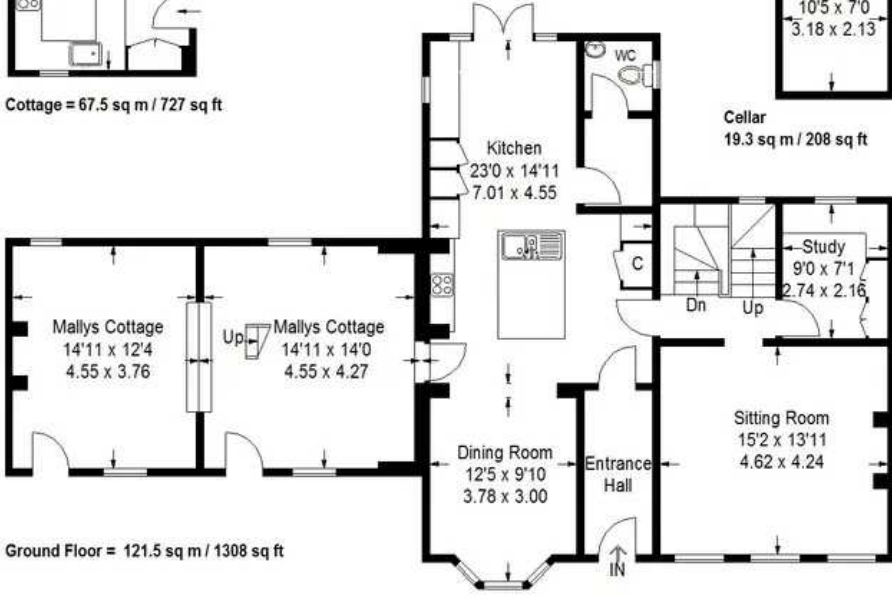
Approximate Gross Internal Area  
 (Excluding Eaves Storage & Including Reduced Headroom) = 265 sq m / 2853 sq ft  
 Garage = 128 sq m / 1378 sq ft  
 Cottage = 67.5 sq m / 727 sq ft  
 Total = 460.5 sq m / 4958 sq ft



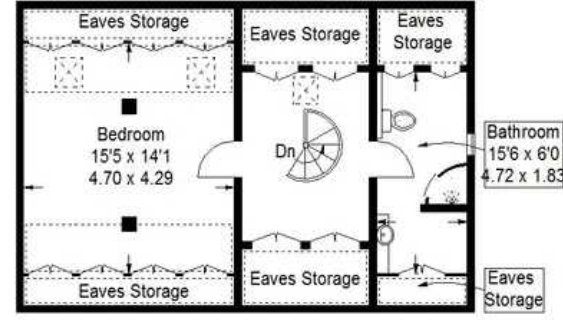
Cottage = 67.5 sq m / 727 sq ft



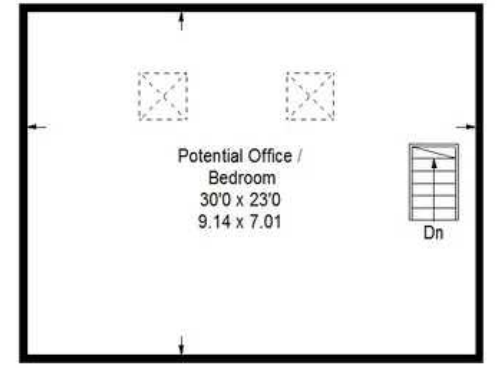
First Floor  
 (Including Reduced Headroom)  
 19.6 sq m / 211 sq ft



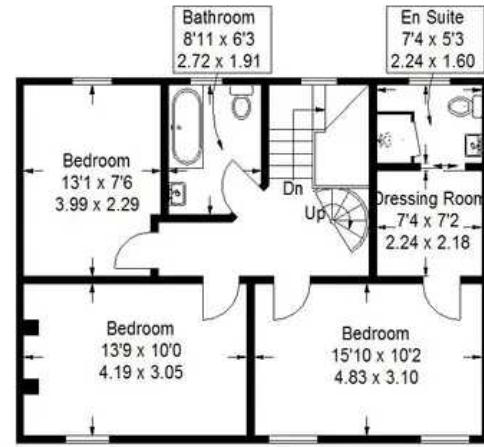
Ground Floor = 121.5 sq m / 1308 sq ft



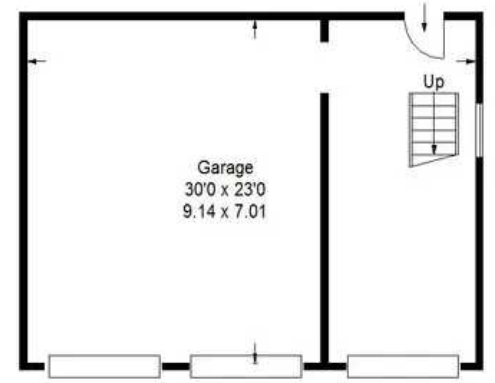
Second Floor  
 (Excluding Eaves Storage & Including Reduced Headroom)  
 37.8 sq m / 407 sq ft



First Floor - Garage = 64 sq m / 689 sq ft



First Floor = 66.8 sq m / 719 sq ft



Ground Floor - Garage = 64 sq m / 689 sq ft

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.





# Myrings Estate Agents

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