



VERITY  
FREARSON

THE MISTALS, MOORLANDS FARM, FEWSTON, HARROGATE, HG3 1SP

GUIDE PRICE £650,000

# THE MISTALS, MOORLANDS FARM,

*Fewston, Harrogate, HG3 1SP*

**A fantastic opportunity to purchase a characterful four-bedroom barn conversion with attractive garden and enjoying delightful views over the surrounding countryside.**

This impressive property provides generous accommodation comprising four bedrooms, including a stunning master bedroom suite with dressing room and en-suite shower room, and there is also a modern bathroom with free-standing bath. On the ground floor there are two very good-sized reception rooms, together with a well-equipped kitchen which has glazed doors leading to the attractive rear garden. There is also a downstairs WC, utility room and large storeroom. The property stands within this delightful position enjoying stunning views over the surrounding countryside, and there is an attractive garden with artificial grass and extensive paved outdoor sitting areas.

Situated in a delightful and convenient location, surrounded by beautiful open countryside and convenient for access into Harrogate town centre or out to the Yorkshire Dales.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Double Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Rear Garden With Delightful Views







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with stone fireplace with wood-burning stove.

#### **CLOAKROOM**

With WC and washbasin.

#### **DINING ROOM**

A further large reception room.

#### **KITCHEN**

With fitted units, island and breakfast bar. Range cooker with integrated dishwasher and glazed doors lead to the garden.

#### **UTILITY**

With fitted units, worktop and sink. Space and plumbing for appliances.

### **FIRST FLOOR** **BEDROOM 1**

A large double bedroom with dressing room and en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, basin set atop a vanity unit and large shower. Tiled walls and floor with under-floor heating. Heated towel rail.

### **BEDROOM 2**

A large double bedroom.

### **BEDROOM 3**

A double bedroom.

### **BEDROOM 4**

A double bedroom with built-in cupboard.

### **BATHROOM**

A modern white suite, comprising WC, washbasin set within a vanity unit, free-standing bath and large shower. Tiled walls and floor.

# FLOOR PLAN



Total Area: 235.6 m<sup>2</sup> ... 2536 ft<sup>2</sup>

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

The property is accessed off Skipton Road via a shared drive. To the front of the property is a parking area providing ample parking space. There is a large rear garden with artificial grass and paved sitting areas, and further paved garden to the front providing an outdoor entertaining space enjoying a delightful outlook over the surrounding countryside. There is also a large storeroom accessed from the utility room, providing useful and generous storage space.

### Services

All mains services connected, with the exception of gas. Oil-fired central heating and electric under-floor heating

### Agent's Notes

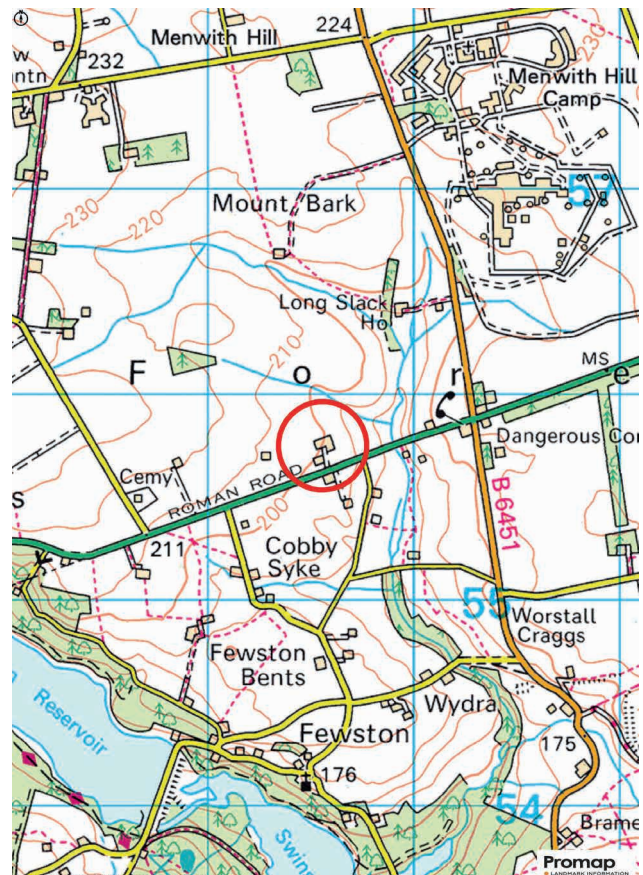
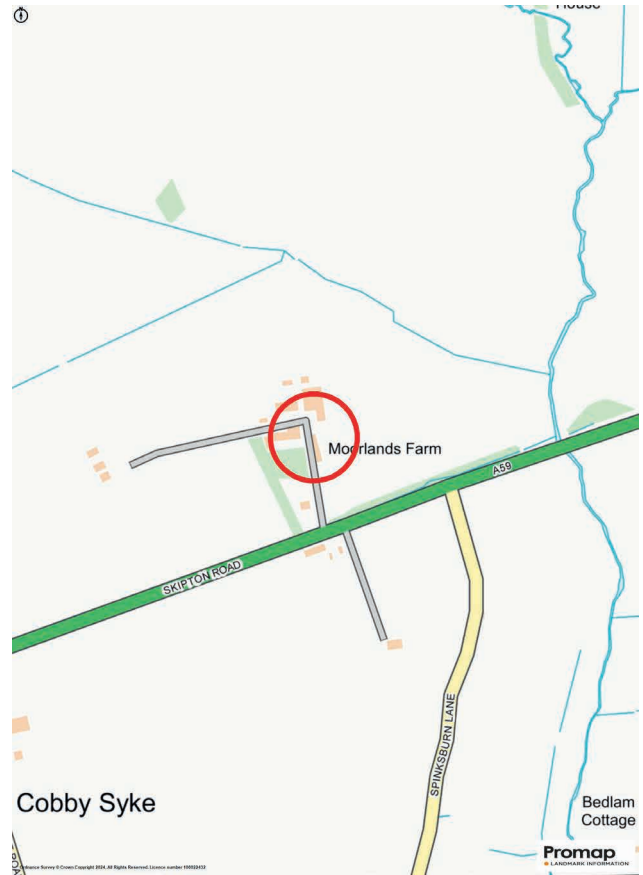
The property has an oil-fired central heating system. Gas is provided to the range cooker in the kitchen with gas canisters. The property has mains water supply and sewage via the septic tank, located in the field to the front of the property.

The property has a fast-fibre Internet connection.

### Tenure

Freehold

**Council Tax Band - F**



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