



VERITY  
FREARSON

FIELD HOUSE, CLINT BANK LANE, CLINT, HAMPSTHWAITE, HG3 3DS

GUIDE PRICE £880,000



# FIELD HOUSE, CLINT BANK LANE,

*Clint, Hampsthwaite, HG3 3DS*

**An impressive five-bedroomed family home with SUBSTANTIAL BARN / STABLES, GENEROUS GARDENS AND Paddock extending to over an acre, in a superb position with stunning views over Nidderdale.**

A particular feature of the property is the generous and attractive gardens and large paddock. The property also has several stores / outbuildings, currently used as storage space. Clint is an idyllic position, with fabulous views over the adjoining countryside, convenient for the villages of Hampsthwaite and Birstwith and just a 10 to 15-minute drive from Harrogate town centre.



Kitchen · Dining Area · Utility Room · Dining Room · Cloakroom · Family Room

5 Bedrooms · 2 Bathrooms

Off Road Parking · Attractive Grounds extending to Over 1 Acre · Paddock · Outbuildings













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### KITCHEN

Range modern and stylish units having inset stainless-steel sink and boiling-water tap. Fitted gas Aga and space for a fridge / freezer. Plumbing for dishwasher. Karndean flooring and spotlighting to ceiling. Window to rear. Open plan to –

#### DINING AREA

With windows to three sides and door leading to the rear garden. Karndean flooring.

#### UTILITY ROOM

Further work surfaces and plumbing for washing machine. Space for additional appliances. Window to rear and Karndean floor.

#### DINING ROOM

A large reception room with windows to side and rear. Two central heating radiators, under-stairs cupboard and fitted cupboard.

#### INNER HALLWAY

Central heating radiator.

### CLOAKROOM

White suite comprising low-flush WC and pedestal washbasin. Central heating radiator and window to side.

### FAMILY ROOM

Windows to front and side and central heating radiator. Stone fireplace. Glazed doors lead to the garden.

### DRAWING ROOM

With window to front and two central heating radiators. Attractive fireplace with inset multi-fuel stove.

### FIRST FLOOR LANDING

Central heating radiator.

### BEDROOM 1

A double bedroom with windows to front and side enjoying attractive long-distance views. Central heating radiator. Extensive range of fitted wardrobes and bedroom furniture.

### BEDROOM 2

A double bedroom with window to rear and central heating radiator. Fitted wardrobes and shelving.

### BEDROOM 3

Window to rear and central heating radiator. Fitted wardrobes and washbasin.

### BATHROOM

A modern white suite comprising bath with shower above, WC and washbasin. Tiled walls and floor with under-floor heating. Window to front. Heated towel rail.

### SECOND FLOOR LANDING

Skylight windows and built-in cupboard.

### BEDROOM 4

A double bedroom with window to rear, central heating radiator and fitted wardrobes. Washbasin.

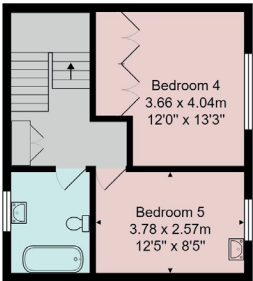
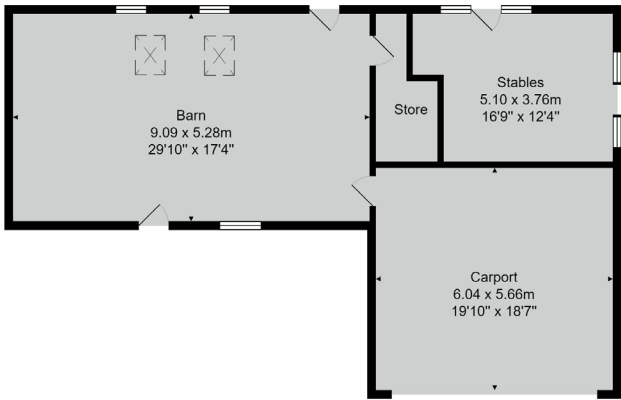
### BEDROOM 5

A double bedroom with window to rear, central heating radiator and washbasin.

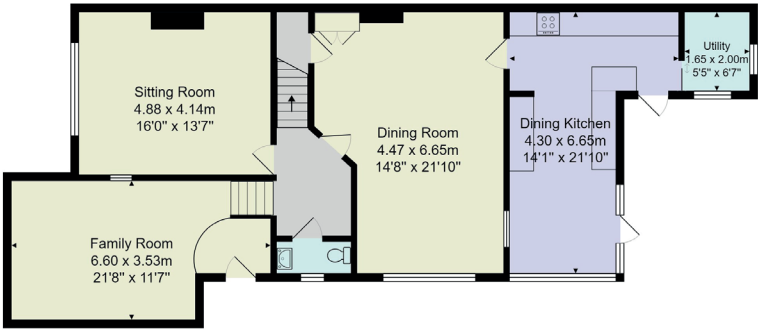
### BATHROOM

A modern white suite comprising bath with shower above, low-flush WC and washbasin. Heated towel rail. Window to front and tiled walls.

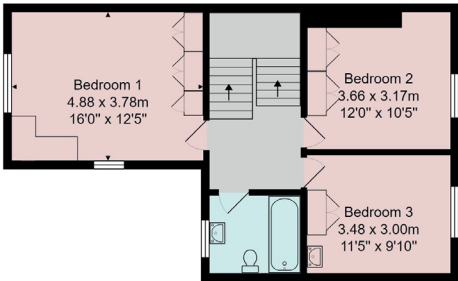
# FLOOR PLAN



Second Floor



Ground Floor



First Floor

Total Area: 313.5 m<sup>2</sup> ... 3375 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 stands within attractive grounds extending to over one acre. A shared gravel driveway leading to a tarmac parking area and The property stands within attractive grounds extending to over one acre. A shared gravel driveway leading to a tarmac parking area and open barn suitable for parking cars. The property has attractive lawned gardens to the front and rear, including various paved seating areas and greenhouse. A particular feature of this property is the paddock, which could potentially be used for keeping horses etc.. The property has attractive lawned gardens to the front and rear, including various paved seating areas and greenhouse. A particular feature of this property is the paddock, which could potentially be used for keeping horses etc.

## Outbuildings

The property has the benefit of a outbuildings including a barn and stables, which have light and power and plumbing, currently providing useful storage space but which could be further developed to provide ancillary accommodation, subject to the necessary consents.

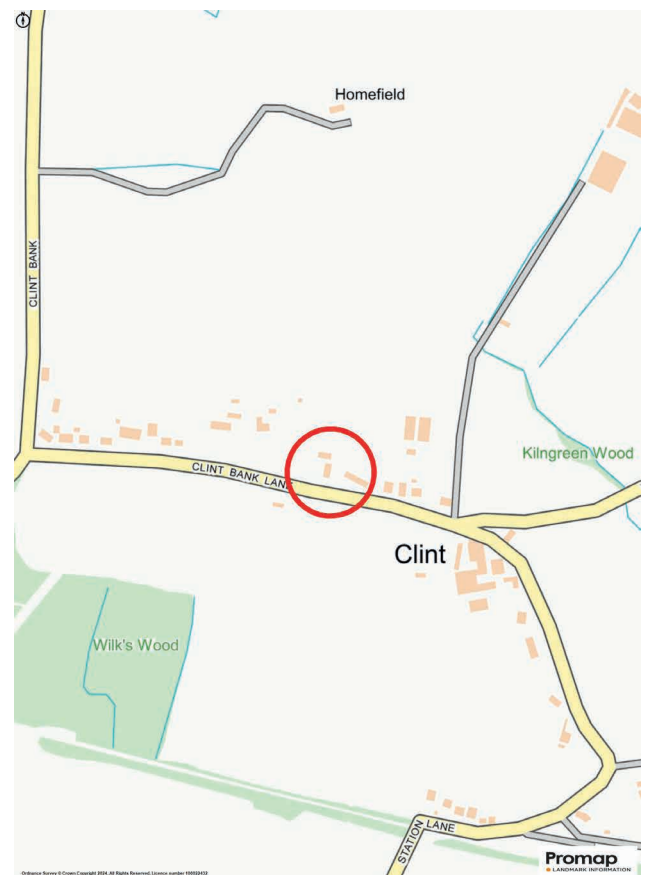
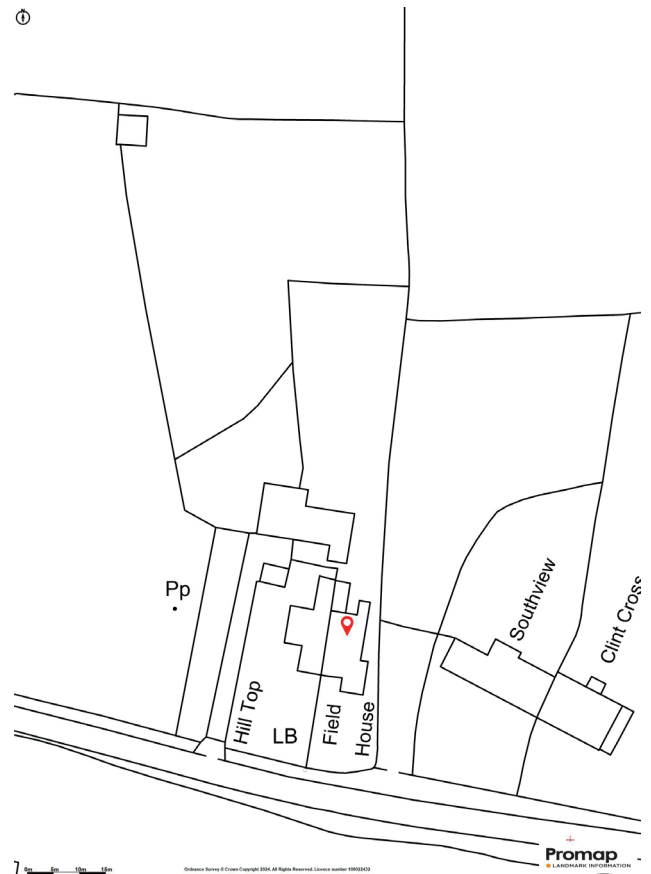
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - G**



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