



VERITY  
FREARSON

HOPE COTTAGE, SHAW MILLS, HG3 3HZ

£895,000

# HOPE COTTAGE,

*Shaw Mills, HG3 3HZ*

**A fantastic opportunity to purchase an attractive, very well-presented four-bedroom detached property occupying a particularly generous plot and situated in this delightful position enjoying superb views over the surrounding countryside.**

This most impressive property provides generous and well-presented accommodation. On the ground floor there are two good sized reception rooms, each with wood-burning stoves, as well as a study, downstairs, WC, utility room and stunning open-plan dining kitchen with glazed doors leading to the garden. Upstairs, there are four double bedrooms, including the main bedroom which has an en-suite shower room, and a modern bathroom. The property occupies a large plot and has an attractive garden with lawn and paved entertaining space. The driveway provides ample parking and there is a timber double garage and shed.



2 Reception Rooms · Study · Kitchen · Cloakroom · Utility Room

4 Double Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Generous Gardens Extending To One Acre







## ACCOMMODATION

### **GROUND FLOOR** **ENTRANCE HALL**

### **SITTING ROOM**

A reception room with contemporary wood-burning stove. Wooden flooring.

### **FAMILY ROOM**

A further reception room with fitted shelving and wall-mounted wood-burning stove. Windows overlook the garden.

### **KITCHEN**

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with worktop and breakfast bar. Range cooker and integrated dishwasher. Space for American-style fridge / freezer.

### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

### **STUDY**

Providing a useful workspace with window overlooking the garden

### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are four double bedrooms on the first floor, all having fitted wardrobes. The main bedroom has access to eaves storage space and an en-suite shower room.

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

With WC, washbasin and shower.

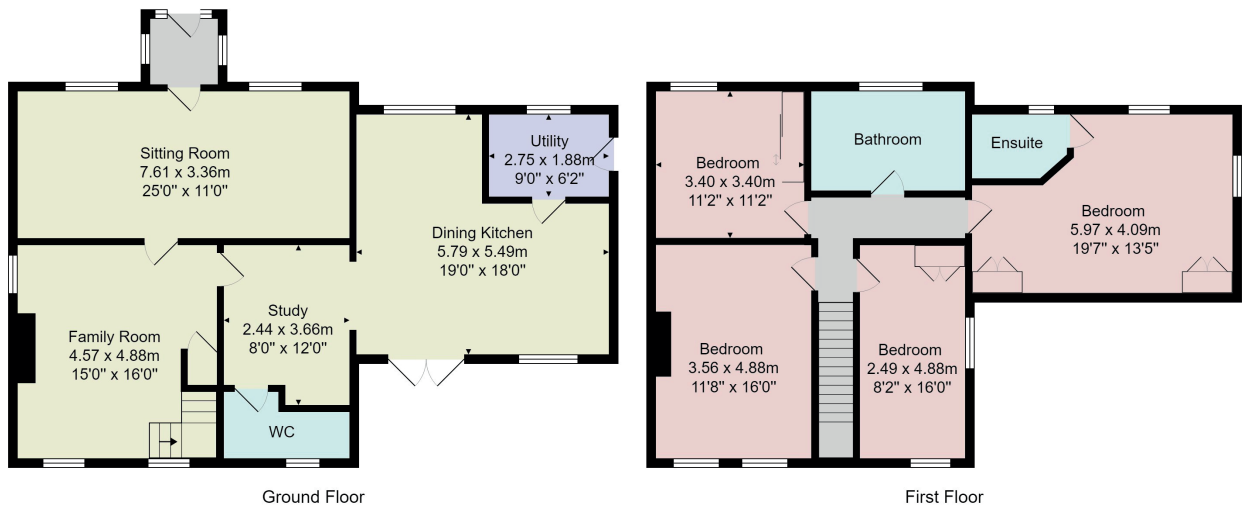
### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, free-standing bath and large walk-in shower. Heated towel rail.

### **OUTSIDE**

The property occupies a particularly generous plot extending to approximately one acre in total, having a very large and attractive rear garden with lawn, planted trees and borders and outside sitting areas. A driveway provides ample parking and there is a timber double garage, shed and log store.

# FLOOR PLAN



Total Area: 183.8 m<sup>2</sup> ... 1978 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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**Location**

The property is situated in this picturesque location, surrounded by beautiful open countryside in a quiet position. Shaw Mills is a residential hamlet, situated amidst beautiful open countryside, close to the villages of Ripley, Hampsthwaite and Birstwith, and it's just a short distance from Harrogate town centre.

**Directions**

The property is situated in the village of Shaw Mills. Enter the village heading from the B6165 which runs between Harrogate and Pateley Bridge. As you enter the village, turn left onto Town Street. Continue along Town Street and keep going when the road turns to a single lane track. Continue along the single lane track, past the old mill buildings, and Hope Cottage will be seen on the right-hand side.

**Agent's Note**

The property has an oil-fired central heating system.

Planning permission has been granted to build a double garage, storeroom, and glazed room, linking the house and the new garage. Further details available on request.

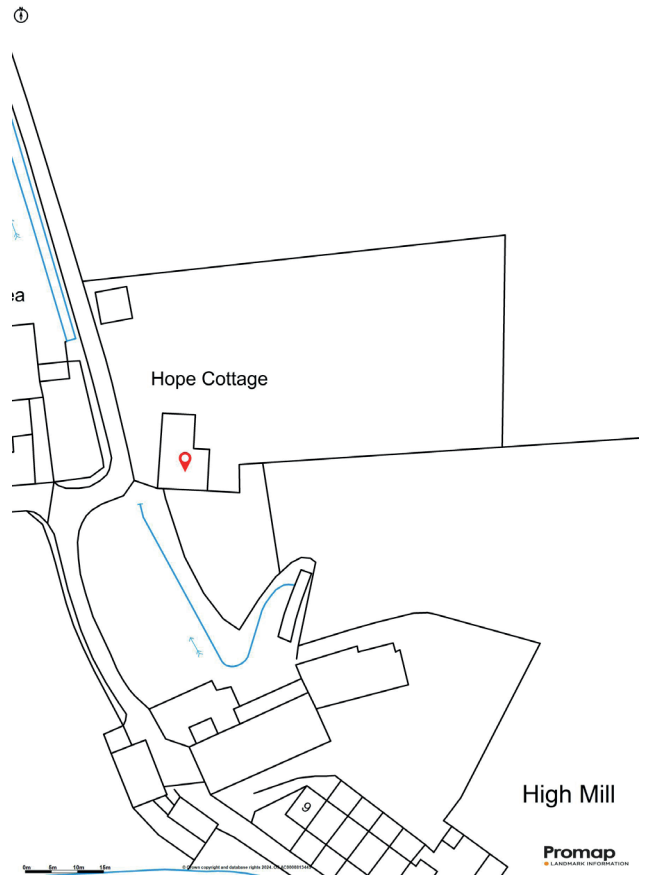
**Services**

All mains with the exception of gas.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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