



THE FARMHOUSE, MASSEY FOLD SPOFFORTH



# A characterful family home in the heart of Spofforth.

The Farmhouse is an impressive and beautifully presented family home perfectly positioned in the premium village of Spofforth, with views of the church and open countryside beyond.

Originally the former Farmhouse, the property now boasts a wonderful mix of contemporary charm and character throughout, including oak beams and high ceilings.

Offering flexible and well-proportioned internal accommodation over two floors along with a single garage, private parking for two cars and a well-manicured private garden.

This home can be tailored to suit a variety of different buyers.

Boasting a fabulous position in the heart of Spofforth and within walking distance to an excellent public house, bistro, church, primary school and post office.



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**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
F

**EPC Rating**  
C



# Property Description.

The property is also perfect for the commuter and is within easy reach of both Harrogate and the market town of Wetherby as well as striking distance of the A1(M).

The property in brief comprises; vestibule with w/c, a large warm and welcoming entrance hall, currently utilised as a second reception room by our clients/ home office.

Sitting room with views over the garden, original beams and gas fire.

Completing the downstairs layout is an open plan living dining kitchen with bespoke fitted kitchen, solid wood worktops, plenty of room for a large dining table and french doors lead out to the garden.

To the first floor is a fantastic master suite with fitted wardrobes and en suite shower room.

Two further double bedrooms, a generous single and a luxury house bathroom with both bath and shower.

Outside and to the front of the property is private parking for two cars and single garage.

The private and generous garden lies to the rear of the property and is fully enclosed with perfectly placed patio seating, level lawn and planted borders providing a high degree of privacy - an ideal place for outdoor activities and hosting garden parties with friends and family.



# Services

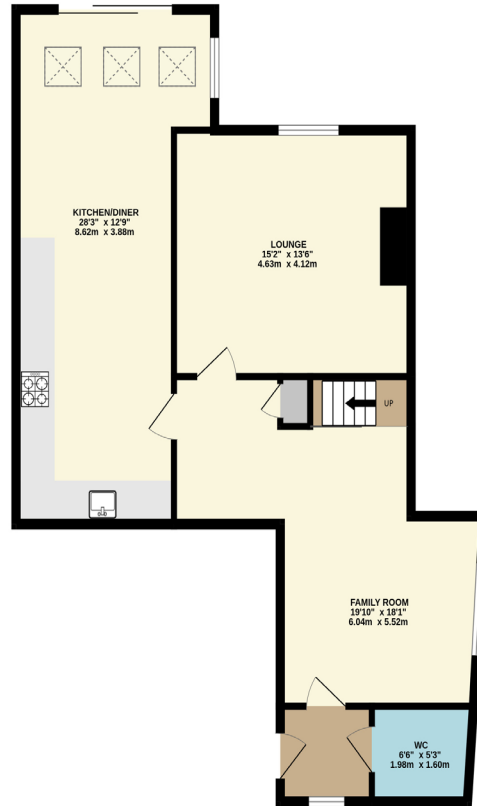
We are advised that the property has Gas central heating, mains water and mains drainage.

# Directions (HG1 1WG)

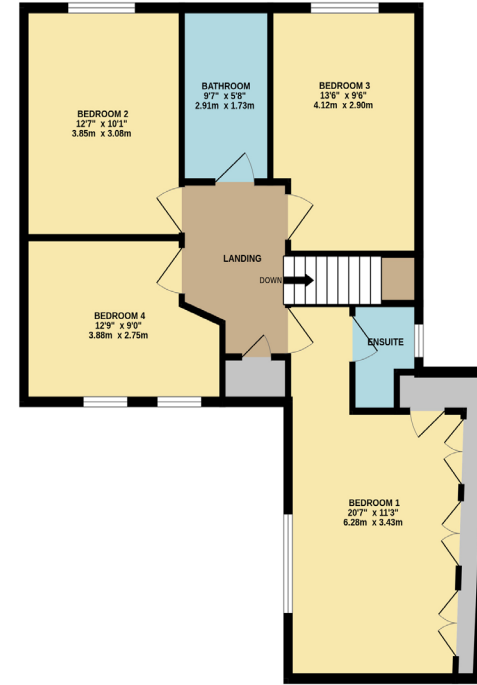
From Harrogate take the Wetherby Road (A661) in the direction of Wetherby and follow the road into the village. After the narrow bridge take the first left onto Massey Fold. Follow the private road around where you will see The Farmhouse at the head of the cul-de-sac on the right hand side. The property will be Identified by our for sale board.



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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