

Thimbleby House

Hampsthwaite





Stunning detached village home with delightful gardens



Thimbleby House is an elegant period home which has been extensively and sympathetically renovated throughout by the current owners and now offers over 5,500 square feet of immaculately presented family accommodation arranged over two floors.

This excellent village property enjoys both formal and informal areas to the ground floor with an impressive central Reception Hall, with guest w/c off, providing access to the principal reception rooms including a dual aspect Drawing Room overlooking the formal gardens with ornate ceiling and cornice detail and feature open grate fireplace, Sitting Room with bay window to the front and inset living flame gas fire creating a focal point within the room, Study with oak flooring and gas wood burning effect stove and a cosy Snug.





A particular feature of the spacious and well planned ground floor accommodation is the large open plan Dining Kitchen area with bespoke hand painted cabinetry, quartz work surfaces, large central island in a contrasting colour with a solid walnut top and a gas fired Aga. The kitchen flows seamlessly into an adjoining sitting and dining area with three walls of floor to ceiling windows and French doors out to a paved terrace with the delightful gardens beyond.

A spacious Rear Family Hall provides day to day access to the house from a separate driveway and parking area in front of the attached garaging. Off this space is a separate Utility Room, walk in Larder, useful Butler's Pantry, Boot Room and further w/c.

To the first floor the generous Principal Suite offers a large double bedroom overlooking the gardens with a stylish en suite, separate w/c and fitted wardrobes. There are five further double bedrooms, two with their own en suite facilities and a luxurious House Bathroom.

There is a large Cellar and a spacious partially boarded and insulated loft space, both ideal storage areas.

Approached through substantial electric timber gates to a generous parking and turning area in front of a detached garage, the grounds, extending to approximately 0.8 acres, are sheltered by mature trees and are mainly walled with sweeping lawns, terraced seating areas, and a productive vegetable garden cleverly screened from the house.

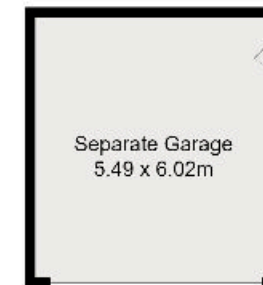












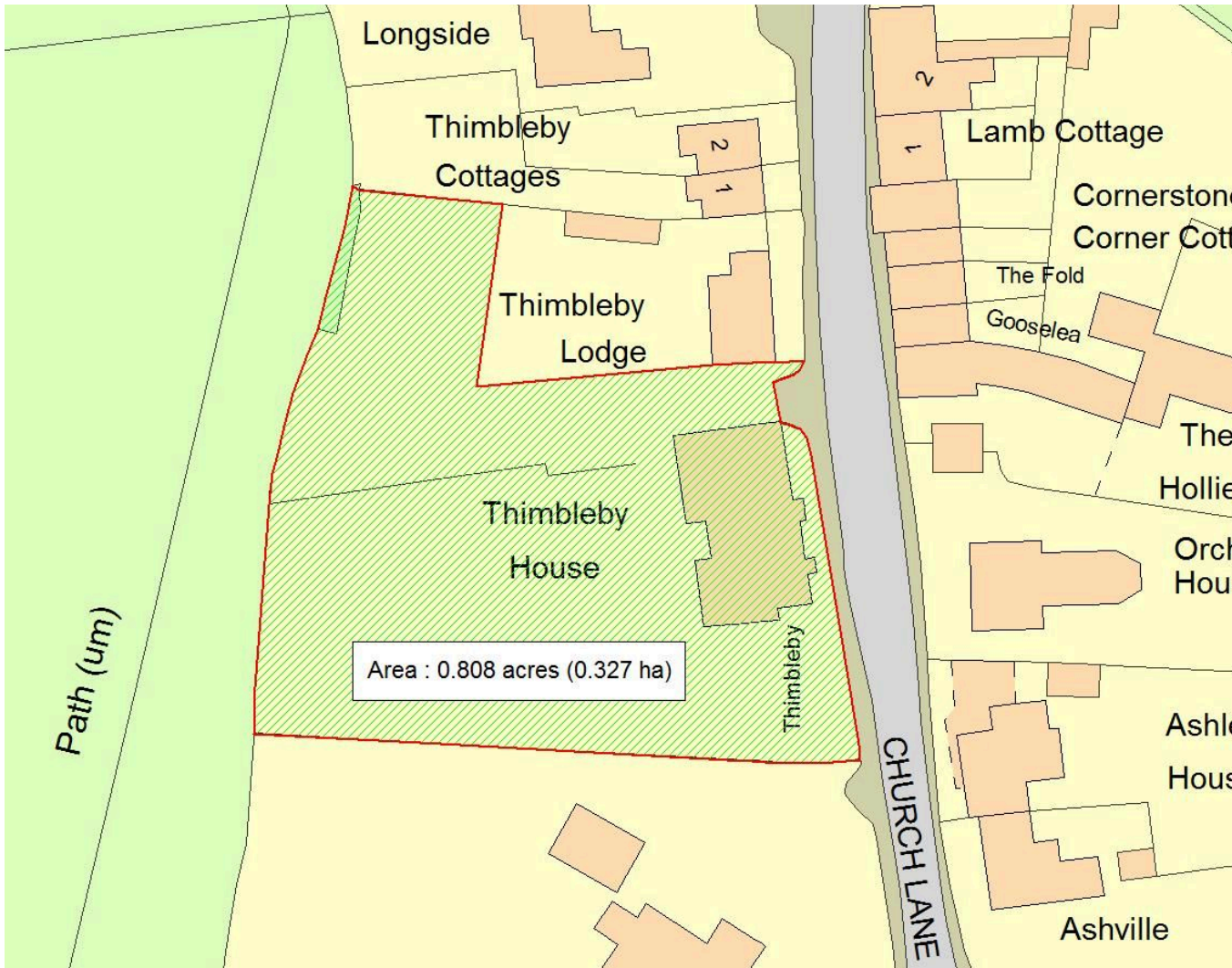
Approximate Gross Internal Floor Area

House = 5,240 sq ft / 487 sq m

Garages = 682 sq ft / 63 sq m

Total = 5,922 sq ft / 550 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Location

Thimbleby House is situated in the traditional heart of Hampsthwaite village, close to the historic church, in an enviable setting in Lower Nidderdale some 5 miles from Harrogate. There are extensive village facilities including a primary school, village shop and post office, doctor's surgery and public house with a wide range of amenities available in central Harrogate. The commercial centres of West Yorkshire, in particular Leeds and Bradford, are within comfortable commuting distance. By contrast the wider expanses of Nidderdale, an Area of Outstanding Natural Beauty, extend to the west to Pateley Bridge and beyond.

Directions (HG3 2HB)

Proceeding from the A59 into Hampsthwaite on Hollins Lane continue to a T-junction facing the Joiners Arms public house. Turn right onto High Street and then immediately right again heading towards St Thomas a Becket church where the entrance gates to Thimbleby House can be found on the left hand side of Church Lane after approximately 200 metres.

Services

Mains electricity, water and drainage are installed. Gas fired central heating.

Tenure

Freehold with vacant possession.

Viewing Arrangements

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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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