



VERITY
FREARSON

SWALLOW COTTAGE, STRIPE LANE, HARTWITH, HARROGATE, HG3 3EY

GUIDE PRICE £1,100,000

SWALLOW COTTAGE, STRIPE LANE,

Hartwith, Harrogate, HG3 3EY

A most attractive detached period property with approximately 6.7 acres of land, including a horse arena and stable block, situated in a delightful position, enjoying panoramic views over the surrounding Nidderdale countryside. This superb property will appeal to those with a equestrian interests in particular, due to the generous grazing land that comes with the house, and the 50 x 25m fibre sand arena, stable block and tack room. Electric gates lead to the property, where there is a large parking area and detached double garage and stores.

The property itself is a handsome Grade II Listed property which offers generous and flexible accommodation. The original house is understood to date from approximately the mid-17th century. On the ground floor there are three reception rooms, together with a dining kitchen. Upstairs, there are three large double bedrooms, a bathroom and en-suite shower room. The property has many period features, including exposed beams, open fireplaces, stone and wooden flooring and beautiful stone mullion windows. As well as the generous land surrounding the property, there is also an extensive paved entertaining space situated to the rear of the house and an additional garden to the front.



3 Reception Rooms · Dining Kitchen

3 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Double Garage · Gardens

6.7 Acres Grazing Land · Horse Arena

Stable Block · Equestrian Shelters







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with windows and door leading to the garden. Stone fireplace with wood-burning stove. Wood flooring.

DINING ROOM

A further reception room with a space for dining table and windows to the front and rear. Stone fireplace. Currently used as an office.

MORNING ROOM / SNUG

A further reception room with attractive fireplace with open fire and stone-flagged flooring.

DINING KITCHEN

Space for dining area and attractive feature stone wall and stone-flagged flooring. The kitchen comprises a range of fitted units with granite worktops, oil-fired Aga and integrated dishwasher. Door to the rear.

FIRST FLOOR MAIN BEDROOM

A double bedroom with windows to three sides. Vaulted ceiling with exposed wooden beams.

EN-SUITE SHOWER ROOM

With WC, washbasin and bath with shower above.

BEDROOM 2

A double bedroom, with full height fitted wardrobes.

BEDROOM 3

A further double bedroom with windows to the front and rear. Attractive fireplace with tiled hearth.

BATHROOM

WC, washbasin and free-standing bath with shower above.

OUTSIDE

The property has the benefit of substantial land surrounding the house, which includes grazing land, gardens, stable block, tack room and 50 x 25m fibre sand arena which extends in total to nearly seven acres. Electric gates lead to the property, where there is a parking area and large double garage with electric doors. In addition to the garage there are also various useful storerooms. The three main fields each have shelters, which are suitable for horses and ponies and donkeys. To the rear of the property there is an enclosed paved sitting area providing an excellent outdoor entertaining space. There is also an additional garden area situated to the front of the property, across the road.

FLOOR PLAN



Total Area: 144.8 m² ... 1559 ft² (excluding garage, stables, tack room)

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 enjoys a fine position with superb views and is surrounded by beautiful open countryside. Located between the villages of Summerbridge and Burnt Yates, there is easy access to both Harrogate and Pateley Bridge, where there is an excellent range of amenities on offer in either town.

Agent's Notes

The heating system is oil-fired.

The property is Grade II Listed. The following information is extracted from www.britishlistedbuildings.co.uk

House. Mid C17 and mid C18. Squared coursed gritstone, graduated stone slate roof. 2 storeys, 2:1 bays with single-storey bay to left. C18 bays on left: C20 half-glazed door in sawn stone surround with tie stones to right of two 2-light flat-faced mullioned windows with slightly recessed mullions; 2 similar windows above. C17 bay on right: blocked doorway in quoined surround to right of 3-light recessed-chamfered mullion window with similar 2-light window above. Outshut far left: 2 board doors. Stack to left end and between bays 2 and 3 (corniced). Interior: moulded stone surround to fireplace of room to right.

<https://britishlistedbuildings.co.uk/101262796-swallow-cottage-hartwith-cum-winsley>

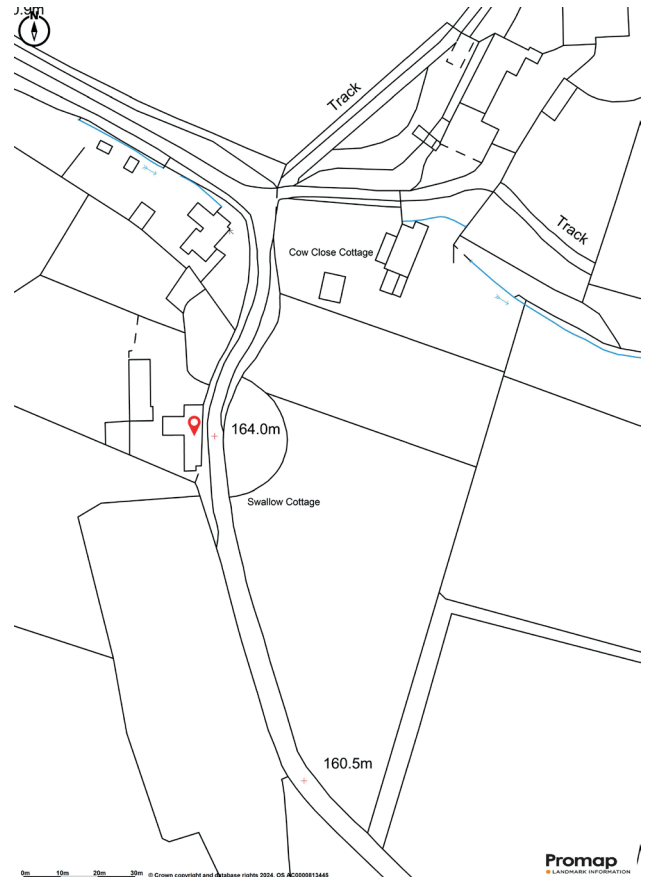
Services

All mains services connected with the exception of gas. Water supplied by the Winsley Trust and septic tank.

Tenure

Freehold

Council Tax Band - F



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