



VERITY  
FREARSON

STEPPING STONES, 30 MALTHOUSE LANE, BURN BRIDGE, HG3 1PD

GUIDE PRICE £850,000

# STEPPING STONES, 30 MALTHOUSE LANE,

*Burn Bridge, Harrogate, HG3 1PD*

**A fantastic opportunity to purchase a substantial four bedroom detached property occupying a large plot and situated in this delightful position in Burn Bridge adjoining Crimple Beck.**

This impressive property provides generous accommodation, comprising two reception rooms together with an extended dining kitchen, downstairs, shower, room and utility. On the first floor, there are four bedrooms, a modern shower room, and the main bedroom has a dressing room which could be adapted to provide an ensuite if required.

A particular feature of the property is the very large and attractive garden to the side and rear providing various sitting areas with lawn and planted borders. The side garden has potential to be developed to provide additional accommodation if required, subject to obtaining the necessary consents.



2 Reception Rooms · Dining Kitchen · Utility Room

4 Bedrooms · Bathroom · Shower Room

Off-Road Parking · Integral Garage · Lawned Garden With Delightful Aspect







## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with feature fireplace and living-flame gas fire. Glazed doors lead to the garden.

#### **DINING ROOM**

A further reception room window overlooking the garden.

#### **DINING KITCHEN**

With space for dining table with windows overlooking the garden. The kitchen comprises a range of fitted units with electric hob, double oven, integrated dishwasher, and fridge.

### **SHOWER ROOM**

With WC, washbasin and shower.

#### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine and appliances. Door leads to the garden.

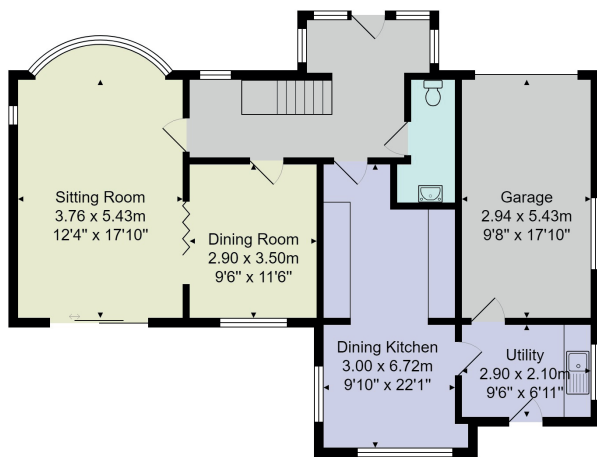
### **FIRST FLOOR BEDROOMS**

There are four bedrooms on the first floor, with the two larger bedrooms having fitted wardrobes. The main bedroom has a large adjoining dressing room, which could potentially provide space for an en-suite.

#### **SHOWER ROOM**

A white suite comprising WC, washbasin and large walk-in shower. Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 161.5 m<sup>2</sup> ... 1739 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

A driveway provides parking and leads to the integral garage. The property occupies a particularly generous plot and is surrounded by mature attractive gardens with well-stocked borders, lawn and various sitting areas. The garden enjoys a delightful aspect to the rear over the adjoining Crimple Beck. The large side garden has potential for further development, subject to obtaining the necessary consents.

### Location

This delightful family home is situated in a picturesque position along a quiet, residential street, adjoining Crimple Beck and opposite woodland within the popular village of Burn Bridge, which is well served by local amenities, including the Black Swan public house, Pannal primary school and railway station.

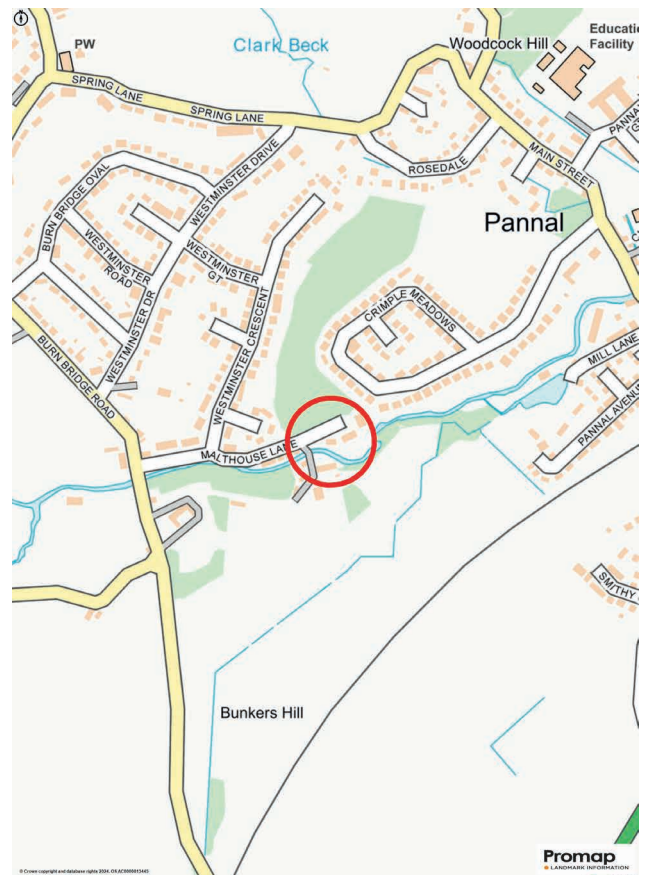
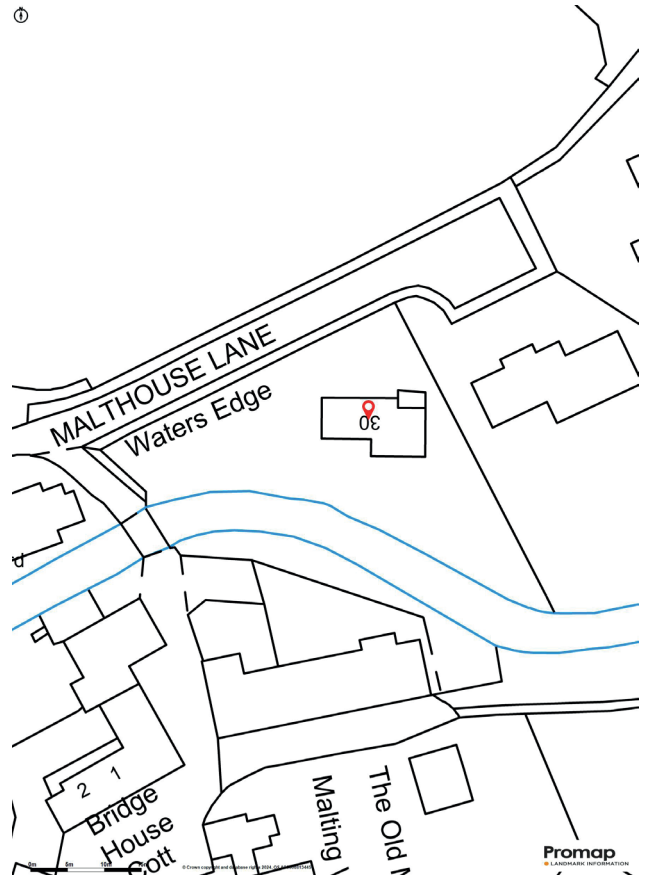
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



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