



VERITY
FREARSON

THE OLD SMITHY, GRANTLEY, HG4 3PJ

OFFERS OVER £900,000

THE OLD SMITHY,

Grantley, HG4 3PJ

An attractive and very spacious five bedroomed detached property standing within attractive gardens, and with the benefit of land extending to over 8 acres in total, situated in this delightful, countryside position with stunning views. This individual property was built in 1982 and is now being offered for sale for the first time.

On the ground floor there is a spacious reception hall which leads to the two main reception rooms and downstairs WC. There is also a large open plan kitchen and dining area with AGA, a downstairs study and utility room. On the first floor, there are five good sized bedrooms, a bathroom and two en-suites as well as a useful dressing room. There is access to a large loft.

A particular feature of the property is the generous outside space. The property stands with attractive gardens with lawns to the front and rear and various outdoor seating areas. A driveway provides parking and leads to a substantial stone built double garage and store. There is access from the garden directly to the adjoining land which extends to approximately 7.7 acres in addition to the gardens. Offered for sale with no onward chain.



Sitting Room · Family Room · Study · Dining Kitchen · Utility

5 Bedrooms · Dressing Room off Master Bedroom · 2 En-Suite · Bathroom

Off-Road Parking · Garage and Store · Garden · 7.7 Acres of Land







ACCOMMODATION

GROUND FLOOR

A porch leads to a spacious reception hall with stairs leading to the first floor.

CLOAKROOM

With WC and basin.

SITTING ROOM

A spacious reception room with windows to the front and rear. Attractive fireplace with open fire.

FAMILY/DINING ROOM

A further reception room providing an additional sitting on dining area with attractive stone fireplace.

STUDY

Providing a useful workspace.

DINING KITCHEN

A stunning open plan kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted units with island, space for appliances and fitted dual fuel aga with oil fired oven and hobs together with additional gas hobs and electric oven.

UTILITY ROOM

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

FIRST FLOOR BEDROOMS

There are five very good sized bedrooms on the first floor, some of which have fitted wardrobes. There is a main bedroom which has very good proportions and includes fitted wardrobes and an ensuite. The second bedroom also has an ensuite shower room.

DRESSING ROOM

An additional room on the first floor with fitted wardrobes and window overlooking the garden.

ENSUITE 1

With WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor.

ENSUITE 2

A white suite comprising WC, basin and shower. Tiled walls and floor.

BATHROOM

A white suite comprising WC, basin set within a vanity unit and bath with a shower above. Tiled walls and floor.

FLOOR PLAN



Total Area: 266.8 m² ... 2872 ft² (excluding garage, store)
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

The property is surrounded by attractive lawned gardens to the front and rear with various sitting areas and well-stocked planted borders. Gates from the garden provide access to the adjoining fields which extending to approximately 7.7 acres.

There is a driveway that provides ample parking and leads to the detached stone double garage and storeroom and provides parking and useful storage. There is huge potential for further development of the garage building, subject to obtaining the necessary consents.

Position

The property surrounded by beautiful open countryside, within the popular village of Grantley, a desirable village, situated between Harrogate and Ripon with public house, primary school and village Hall. Further leisure and restaurant facilities are now provided locally in the prestigious Grantley Hall. Pateley Bridge, Ripon and Harrogate are all within a short drive of the property.

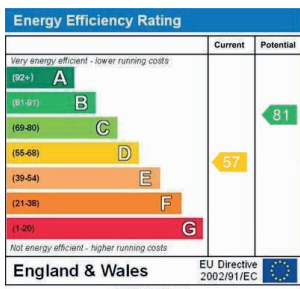
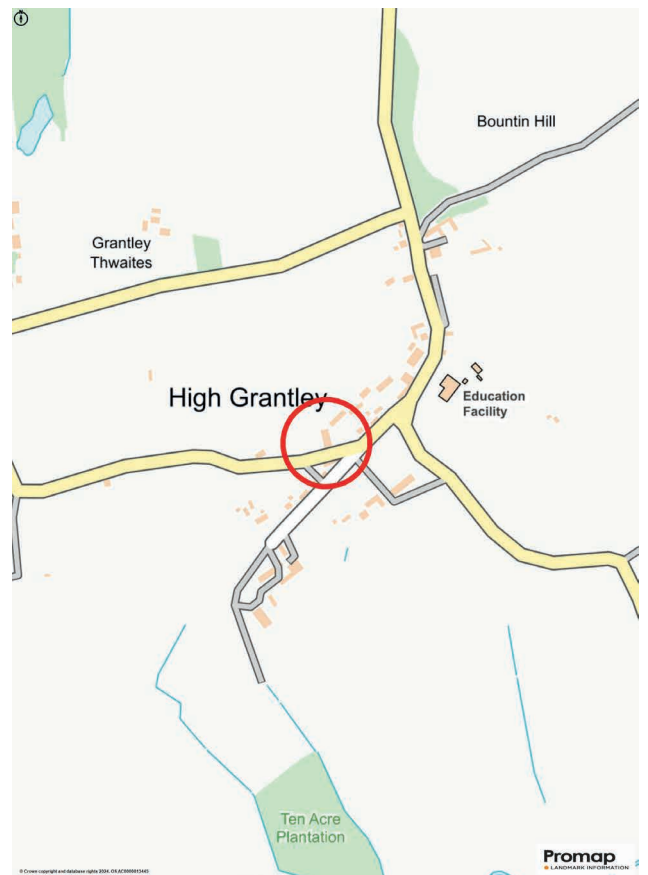
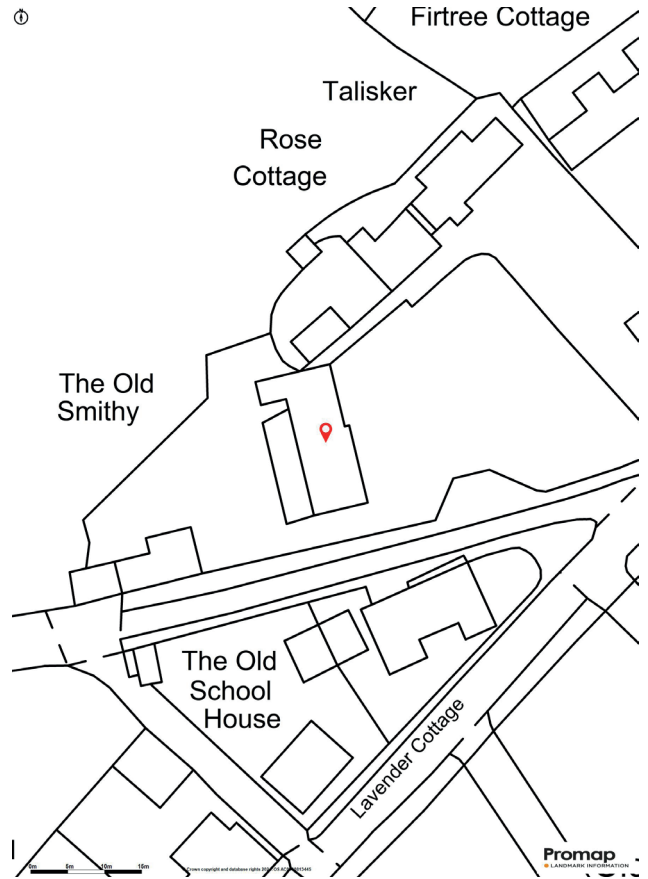
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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