



VERITY  
FREARSON

THE HOLLIES, CHURCH LANE, HAMPSTHWAITE, HG3 2HB

OFFERS OVER £1,250,000



# THE HOLLIES, CHURCH LANE,

*Hampsthwaite, Harrogate HG3 2HB*

**A charming and very spacious village property standing in attractive and mature gardens with a self-contained one bed roomed attached annexe, situated in this prime position along Church Lane within the desirable village of Hampsthwaite.**

This impressive property boasts generous and flexible accommodation. On the ground floor there is a welcoming hallway / snug with Yorkshire stone flooring and wood-burning stove, which leads to the impressive sitting room which is nearly 30-feet long. There is also a separate dining room, additional family room, office, modern kitchen, cloakroom and useful utility room. On the first floor there are five bedrooms, four with en-suite shower rooms, and a house bathroom.

The self-contained annexe has a separate entrance from the front of the building and comprises a kitchen and living area, together with first floor, bedroom and en-suite shower room.



3 Reception Rooms · Office · Dining Kitchen · Utility Room · Cloakroom · Basement

5 Bedrooms · 4 En-Suites · Family Bathroom

One-Bedroom Annexe

Ample Off-Road Parking · Double Garage · Large Landscaped Gardens











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL / SNUG

A reception hallway with Yorkshire stone flooring, and an attractive fireplace with a wood-burning stove, providing a cosy sitting area.

#### SITTING ROOM

A particularly large reception room with windows to the front and rear an attractive fireplace with living-flame gas stove.

#### DINING ROOM

A further reception room with glazed doors leading to the garden.

#### OFFICE

Providing a useful workspace with fitted cupboard and window overlooking the garden.

#### CLOAKROOM

With WC and washbasin.

#### FAMILY ROOM

A further reception room with fitted cabinets, shelving and media wall.

### KITCHEN

With a range of fitted units with wood worktops, and island with granite worktop and breakfast bar. Gas hob, integrated electric oven, gas-fired Aga, integrated dishwasher and fridge/freezer.

### UTILITY ROOM

Fitted units, worktop and sink. Space and plumbing for washing machine.

### LOWER GROUND FLOOR BASEMENT

Accessed via stairs from the hallway.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with windows to the front and rear. Fitted wardrobes.

#### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, basin, vanity unit and shower. Tiled walls and floor. Heated towel rail.

#### BEDROOM 2

A double bedroom with dual aspect and fitted wardrobes.

#### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin, vanity unit and shower. Tiled walls and floor. Heated towel rail.

#### BEDROOM 3

A double bedroom with window overlooking the front garden.

#### EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

#### BEDROOM 4

Double bedroom with windows to two sides.

#### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail and under-floor heating.

#### BEDROOM 5

A further double bedroom.

#### BATHROOM

WC, basin, bidet. bath. Tiled flooring.

# FLOOR PLAN



Total Area: 342.1 m<sup>2</sup> ... 3683 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



## ANNEXE

Attached to the main house is a self-contained one-bedroom annexe with separate entrance.

## GROUND FLOOR

### KITCHEN AND LIVING AREA.

With space for sitting and dining table. The kitchen comprises a range of fitted units with worktop and sink, gas hob and integrated oven. Utility cupboards with space and plumbing for appliances.

## FIRST FLOOR

### BEDROOM AND EN-SUITE

A double bedroom with en-suite shower room with white WC, basin and shower. Heated towel rail.

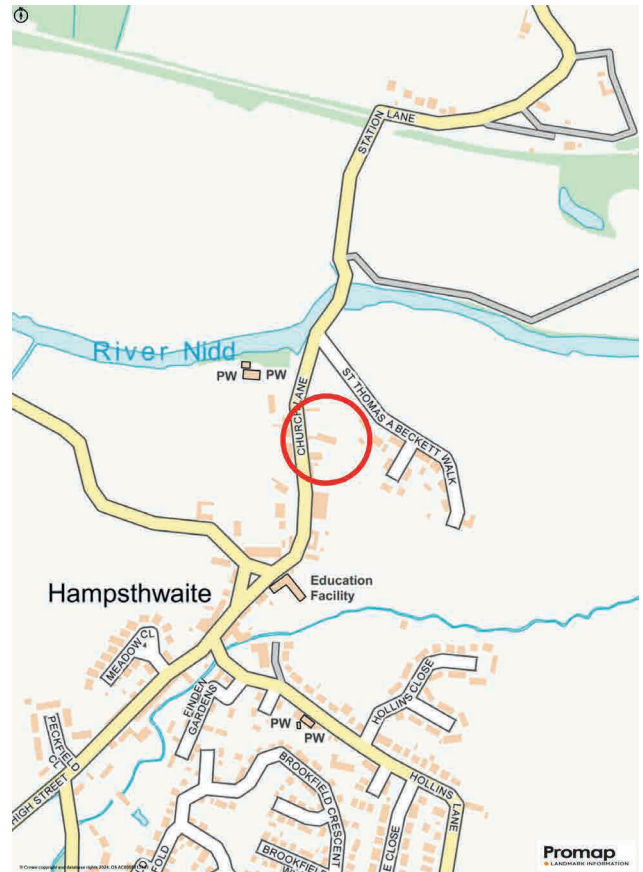
## OUTSIDE

Wrought-iron gates lead to the cobbled drive where there is ample parking and access to the double garage which has storage above and a WC. The garage has previously had planning permission to be converted into an office / workspace. A particular feature of the house is the large and attractive garden surrounding the property with various lawned areas, mature, planted borders, pond and water feature, log store and greenhouse. There is also access from the bottom of the garden to Church Lane via the church car park.

## LOCATION

Church Lane is a well-regarded address situated within the popular village of Hampsthwaite, well served by excellent local amenities, which include a primary school and nursery, village shop, pub and café. Hampsthwaite is situated on the edge of Nidderdale, surrounded by beautiful open countryside and is just a short drive from the nearby town of Harrogate, where there is an excellent range of shops, amenities and restaurants on offer.

**Tenure Freehold Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

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







VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)