



VERITY
FREARSON

TIME HOUSE, CRAG LANE, HUBY, LS17 0BW

OFFERS OVER £1,000,000

TIME HOUSE, CRAG LANE,

Huby, LSI 7 0BW

A substantial and beautifully presented period property with attractive garden and providing versatile accommodation which includes a self-contained two-bedroom annexe, is situated in this delightful position within the popular village of Huby. This impressive Edwardian property provides generous and flexible accommodation, and has been updated and modernised to a high standard, whilst retaining the building's original character and charm.

The main house has a stunning open-plan kitchen and living space with high-quality and stylish modern kitchen and living area with woodburning stove. There is also an additional main reception room with bay window overlooking the garden together with a downstairs WC and utility room. Upstairs in the main house has five good sized bedrooms, two ensuite shower rooms and a stylish house bathroom with freestanding bath. There is also a basement that provides useful storage space. In addition to the main house, there is a large annexe which can either be accessed via the main house or directly from the garden if self-contained accommodation was required. The annexe has its own kitchen, large living room, two good-sized bedrooms and a shower room. The annex provides excellent additional accommodation for the main house or could be used as a holiday rental or accommodation for a dependent relative if required.



Sitting Room · Living Kitchen · Cloakroom · Utility Room · Lower Ground Floor

5 Bedrooms · Bathroom · En-Suite

Annexe - Kitchen · Sitting Room · 2 Bedrooms · Shower Room

Ample Off-Road Parking · Electric Vehicle Charging Point · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window, overlooking the garden with window seat. Attractive stone fireplace with wood-burning stove.

LIVING KITCHEN

A stunning open-plan living area and kitchen with sitting and dining space, bay window to the side and attractive fireplace with a wood-burning stove. The high-quality fitted kitchen comprises a range of stylish wall and base units with worktop and breakfast bar. Induction hob, integrated double oven, fridge / freezer and dishwasher.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine.

LOWER GROUND FLOOR

There is a large lower ground floor with various rooms providing excellent storage space.

FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom with a modern en-suite including shower.

BATHROOM

A stylish suite comprising WC, washbasin set atop a vanity unit, and free-standing bath. Tiled flooring. Heated towel rail and fitted cupboard.

SECOND FLOOR BEDROOMS

There are two further bedrooms on the second floor, one of which has an ensuite shower room and the other, which could be used as a double bedroom or office.

ANNEXE

The property has the benefit of a substantial annex which can be accessed either from the main house or via a private entrance from the garden. The annex therefore provides versatile additional accommodation that could be used to generate additional income by renting out as a holiday cottage or could be used as additional accommodation for the main house or to house a dependent relative.

ANNEXE KITCHEN

With a range of fitted units, with oak worktops, electric hob, integrated fridge and dishwasher.

ANNEXE SITTING ROOM

A spacious reception room with bay window, featuring glazed doors, providing private access for the annex and leading to the garden.

FIRST FLOOR

ANNEXE BEDROOM 1

A double bedroom with windows and skylight windows.

ANNEXE SHOWER ROOM

A white suite with WC, basin and large walk-in shower. Tiled floor and heated towel rail.

ANNEXE BEDROOM 2

A further bedroom.

FLOOR PLAN



Total Area: 357.5 m² ... 3848 ft²
 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 block-paved drive provides ample parking and has an electric vehicle charging point. The property has a very good-sized and attractive garden with lawn and sitting areas. Additional patio area to the rear of the main house with glazed doors leading from the annexe. Timber garden shed.

Location

The property occupies an attractive position within the sought-after village of Huby, close to Weeton railway station, which provides easy access to Leeds, Harrogate and York and beyond.

Agent's Note

The property has a Smart oil-fired central heating system and double glazing throughout.

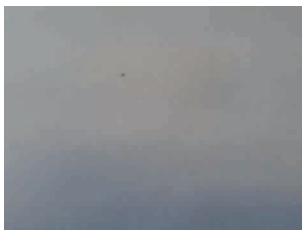
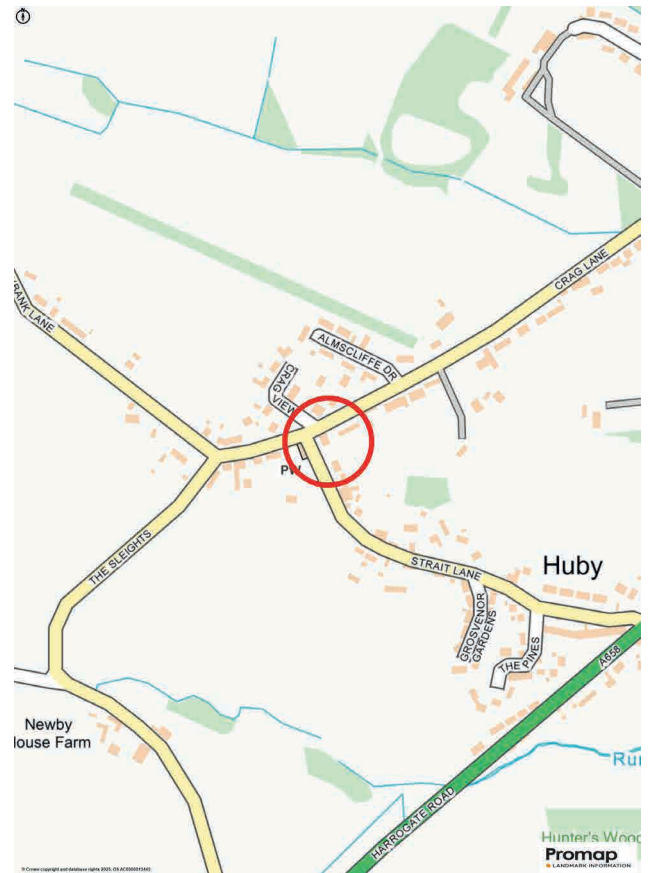
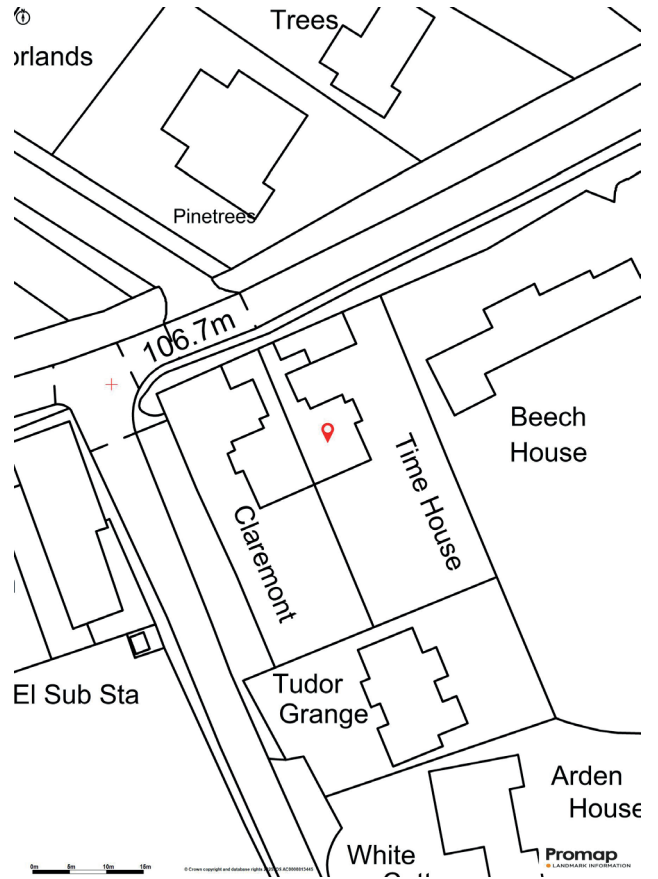
Services

All mains services connected with the exception of gas.

Tenure

Freehold

Council Tax Band - G



Harrogate

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