



VERITY
FREARSON

STONEGARTH, SHAW MILLS, HG3 3HU

GUIDE PRICE £500,000

STONEGARTH,

Shaw Mills, HG3 3HU

An individual 4 bedroom stone built village house offering deceptively generous accommodation with delightful views offering extensive accommodation of nearly 1800 sq ft.

Stone Garth is charming 4-bedroom, 2-bathroom home Nestled in the picturesque setting of Shaw Mills, with stunning views of Thornton Beck, within 5 minutes drive to the fashionable village of Ripley and just 15 minutes to Harrogate Town Centre, also close to Fountains Abbey, Brimham Rocks and is on the Nidderdale Way.

Offered for sale with no chain, an internal viewing is strongly recommended to appreciate the great potential, overall scale and size of this superb home.



Porch · Dining Kitchen · Sitting Room

4 Bedrooms · 2 Bathrooms · Utility

Ample Off-Road Parking · Large Garage · Garden · Store







ACCOMMODATION

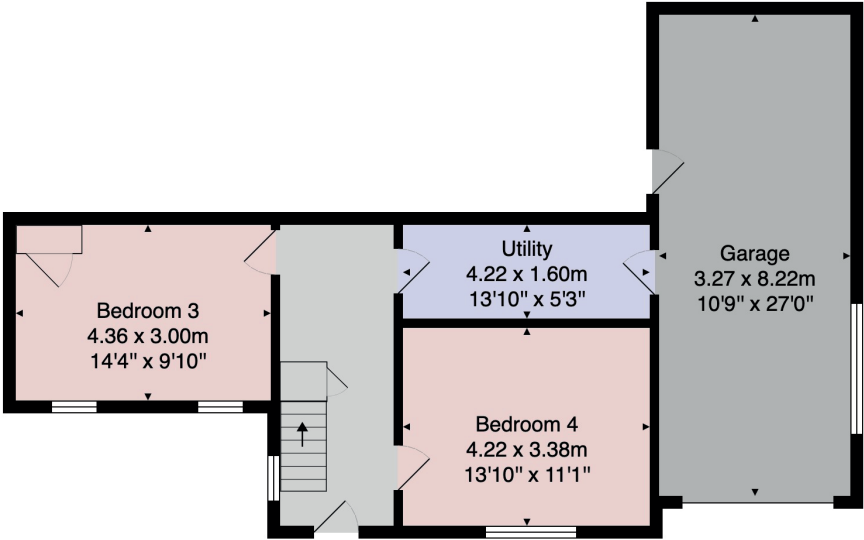
The well presented accommodation benefits from uPVC double glazing together with modern kitchen and bathroom fittings.

As you step through the inviting porch, you are greeted by a spacious and airy reception room, highlighted by a delightful feature fireplace complete with a wood burner, perfect for cozy evenings.

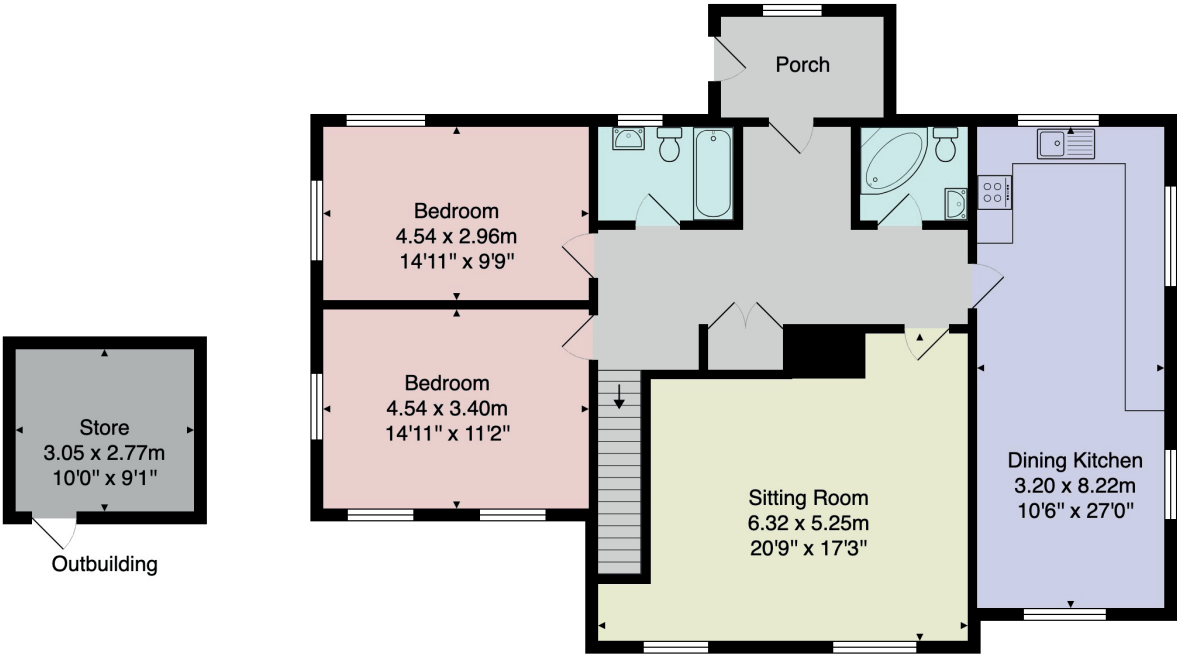
The heart of this home is the stylish kitchen/dining room, fully equipped with built-in appliances, elegant oak worktops, and ample storage options, all while offering scenic views of the tranquil river. The ground floor further comprises two well-appointed bathrooms; one featuring a standalone shower and the other housing a luxurious standalone bath. As well as two generously sized double bedrooms, each benefiting from charming views of the Beck.

Venturing down to the lower ground floor, you will discover bedroom three, ideal for guests or family, alongside a large utility room providing convenient access to the garage. The garage is equipped with an electric shutter for ease of use and leads out to the expansive garden area, which gracefully extends down to the river, making it a perfect space for outdoor entertaining and leisure activities. In addition, the garden leads to steps up to the generously sized courtyard area, suitable for garden furniture, perfect for slow, picturesque evenings. Additionally, there is a fourth bedroom on the first floor with a window to the front.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 192.6 m² ... 2074 ft² (excluding 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

A feature of the property the Attractive westerly facing tiered gardens extending to Thornton Beck.

Extensive driveway parking for multiple vehicles leads to a large integral garage.

Services

All mains services connected.

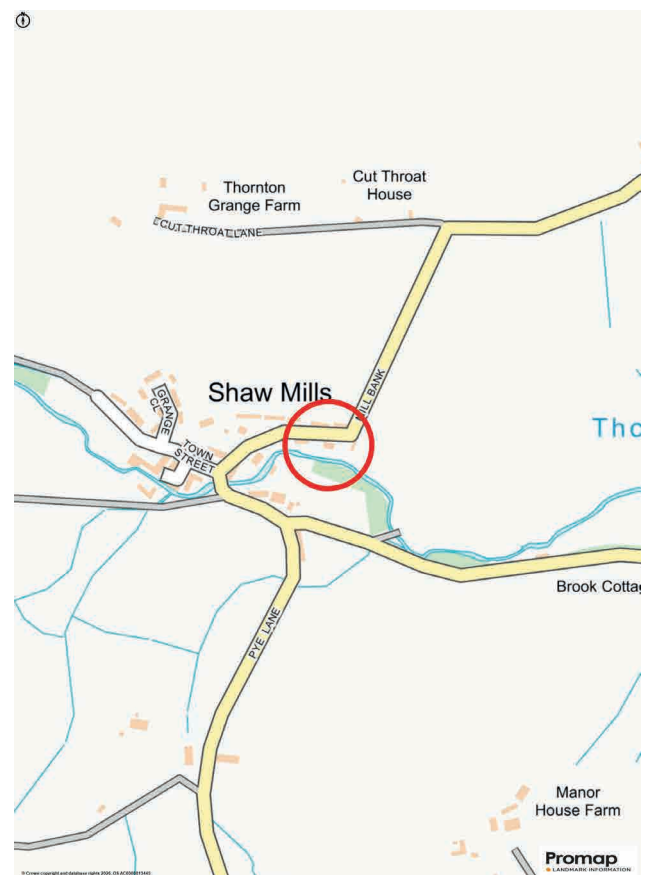
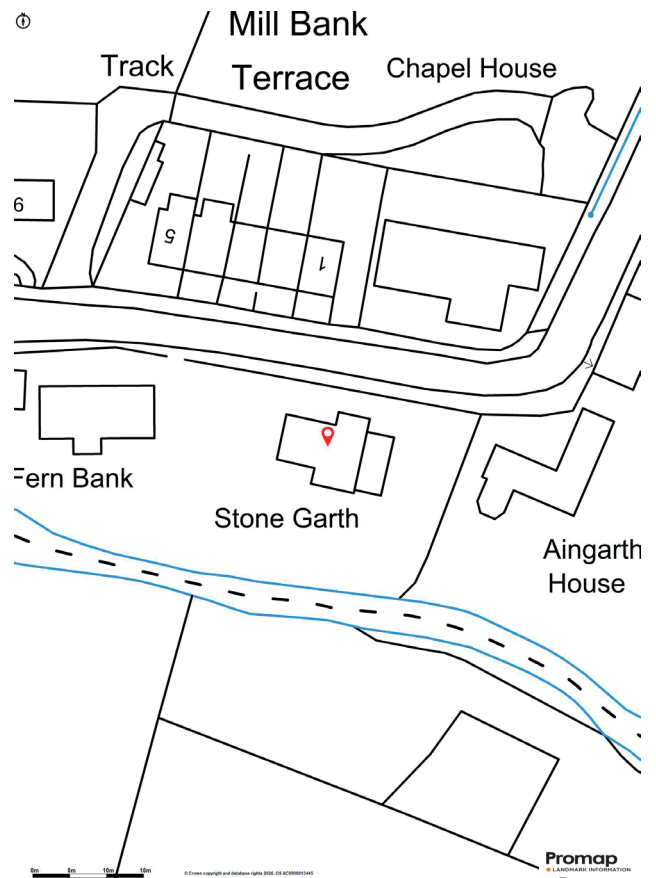
Agents Note

There is no central heating, solid fuel heating and electric radiators.

Tenure

Freehold

Council Tax Band - F



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

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