



VERITY  
FREARSON

1 HAZELCROFT, RIPON ROAD, KILLINGHALL, HARROGATE, HG3 2AY

OFFERS OVER £800,000

# I HAZELCROFT, RIPON ROAD,

*Killinghall, Harrogate, HG3 2AY*

**A fantastic opportunity to purchase this most stunning and interesting five / six-bedroomed residence, forming part of a large country property converted into three dwellings.**

The property offers spacious and extensive accommodation arranged over three floors. The accommodation is appointed to a high standard and retains considerable charm and many period features, including a beautiful central staircase and galleried landing. There are five / six bedrooms, two bathrooms and en-suite shower room on the upper floors. The flexible living accommodation includes an impressive sitting room, dining hall, kitchen, garden room and study / utility room. The property occupies a generous plot, with attractive gardens having an open aspect over beautiful countryside. The property has recently been re-roofed and replumbed and has the advantage of a double garage.

Hazelcroft is situated in a secluded position within the heart of Killinghall, well served by local amenities in the village, including a primary school and public house, and is just a short distance from Harrogate town centre. No onward sales chain.



Reception / Dining Hall · 2 Further Reception Rooms · Dining Kitchen · Cloakroom · Study / Utility Room

5 / 6 Bedrooms · 2 Bathrooms · En-Suite Shower Room

Ample Parking · Double Garage · Good-Sized Lawned Gardens













## ACCOMMODATION

### GROUND FLOOR

An oak front door leads to an impressive dining hallway with the original staircase leading to the first floor. A high-quality bespoke dining kitchen fitted with granite work surfaces and integrated appliances has glazed doors leading to a garden room, which provides a further sitting room with glazed doors leading to the garden. The drawing room has two bay windows with delightful aspects over the front and side garden, and open countryside beyond. This room has an attractive fireplace with wood-burning stove. There is a separate study / utility room, and cloakroom.

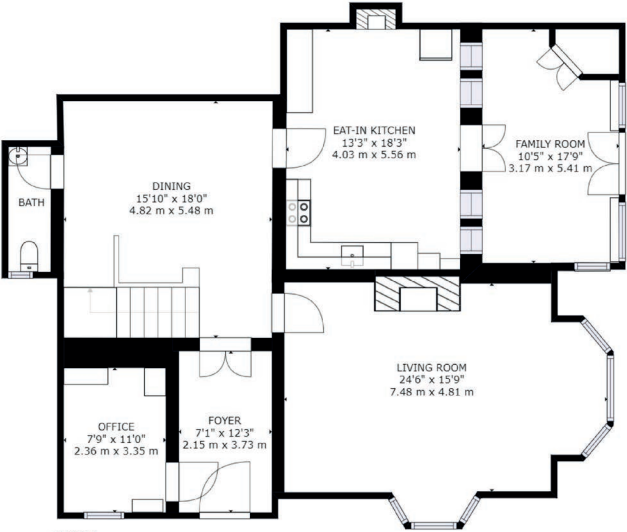
### FIRST FLOOR

An impressive staircase leads to the first floor and the galleried landing. On the first floor there is a master suite with stunning bedroom, bathroom and dressing room/ office (which could also be used as a bedroom) - enjoying a delightful aspect over adjoining countryside. There is a further bedroom on this floor, with an en-suite shower room.

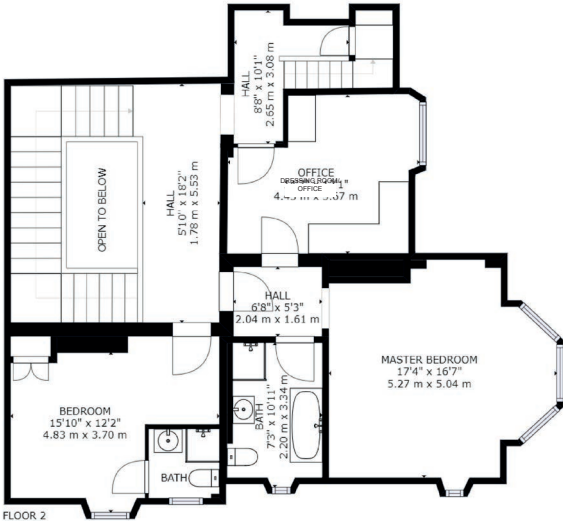
### SECOND FLOOR

On the second floor there are three further bedrooms enjoying views across the adjoining countryside. There is a large house bathroom with twin washbasins, free-standing bath, shower and low-level WC. Marble-effect tiled floor.

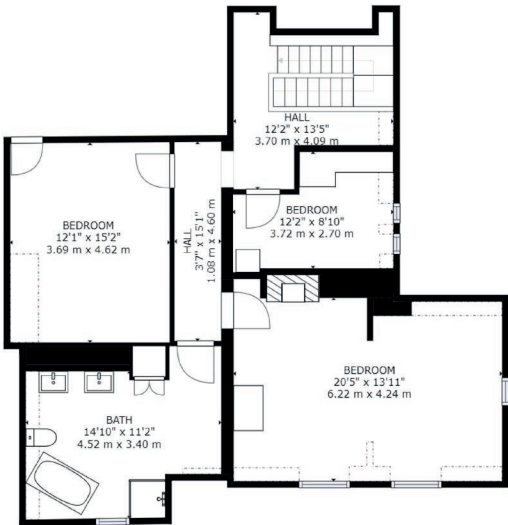
# FLOOR PLAN



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 1419 sq ft, 132 m<sup>2</sup>, FLOOR 2: 1149 sq ft, 107 m<sup>2</sup>  
FLOOR 3: 920 sq ft, 86 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 62 sq ft, 6 m<sup>2</sup>  
TOTAL: 3488 sq ft, 324 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

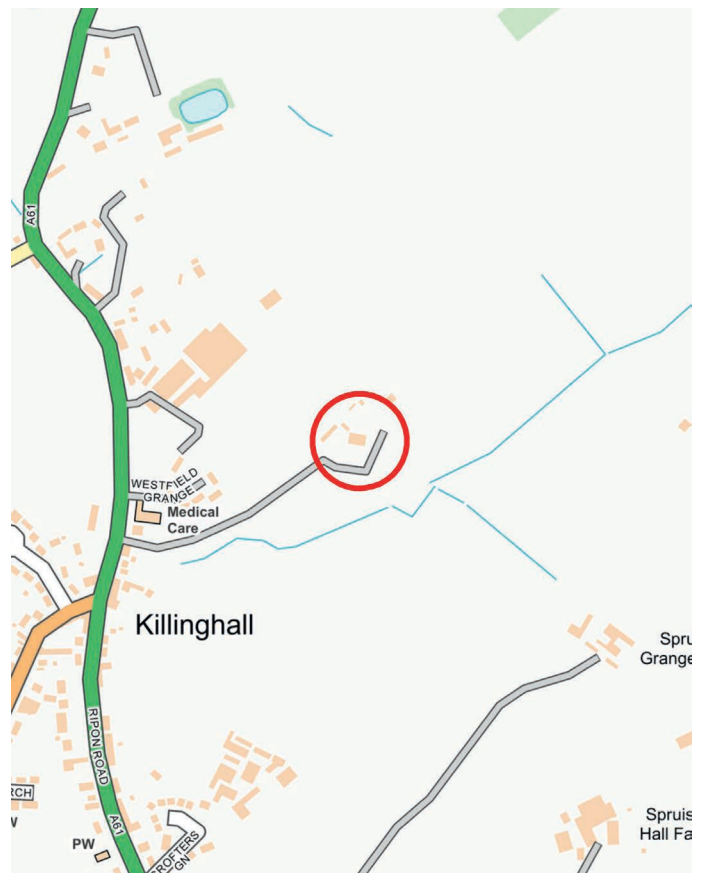
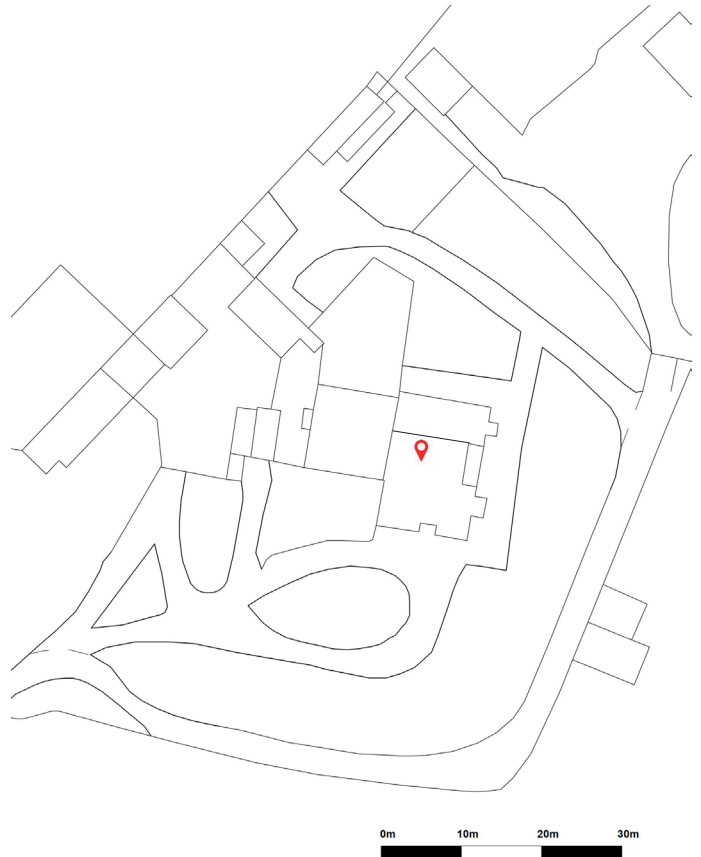
## Outside

A circular gravelled driveway providing off-road parking to the front of the property. There is a double garage, with courtyard and the property has attractive lawned gardens to the front, with trees, shrubs and paved sitting area.

## Services

All mains services connected. Drainage is to a septic tank.

**Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	69
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		46	70
England & Wales		EU Directive 2002/91/EC	

## Harrogate

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