



VERITY
FREARSON

BRIG HALL, FOLLIFOOT LANE, KIRKBY OVERBLOW, HARROGATE, HG3 1HB

£1,250,000

BRIG HALL, FOLLIFOOT LANE,

Kirkby Overblow, Harrogate, HG3 1HB

A fantastic opportunity to purchase this substantial detached period property which provides beautifully presented accommodation with attractive enclosed gardens, ample off-road parking and a large garage.

The individual property is understood to date from 1806 and was originally five alms houses before being converted into a single residence and has since been substantially and sympathetically extended. The ground floor provides characterful accommodation with two reception rooms and a kitchen in the original part of the building with original fireplaces and exposed wooden beams. To the rear of the property is a further modern reception room, which overlooks the garden and could be used as living space or a gym / garden room. On the first floor there are six bedrooms in addition to an office, dressing room and two bathrooms.

The property is situated in a delightful position surrounded by beautiful countryside, within this sought-after village which is regarded as one of the most exclusive villages in the area. Positioned on the south side of Harrogate, with good local amenities and a village school with an excellent reputation, it is well placed for daily commuting to Yorkshire's principal business districts. Leeds Bradford International airport is only 15 minutes' drive away and there is easy access to the A1(M) at Wetherby.



3 Reception Rooms · Bespoke Kitchen · Utility Room · Cloakroom

6 Bedrooms · 3 Bathrooms · Dressing Room · Home Office

Large Garage · Ample Off-Road Parking · Attractive Lawned Gardens · 2 Storerooms







ACCOMMODATION

GROUND FLOOR

The front of the property is the original part of the building where there are three rooms each with original exposed wooden beams and windows to the front and rear. The kitchen has a stone-flagged floor, bespoke fitted kitchen units and granite worktop together with oil-fired Aga and an Aga electric cooker. Adjoining the kitchen is a dining room with an attractive stone fireplace and bespoke fitted wooden cabinets and a period wooden door which was originally from nearby Low Hall. The sitting room provides a cosy sitting area and has an attractive original fireplace with solid-fuel stove.

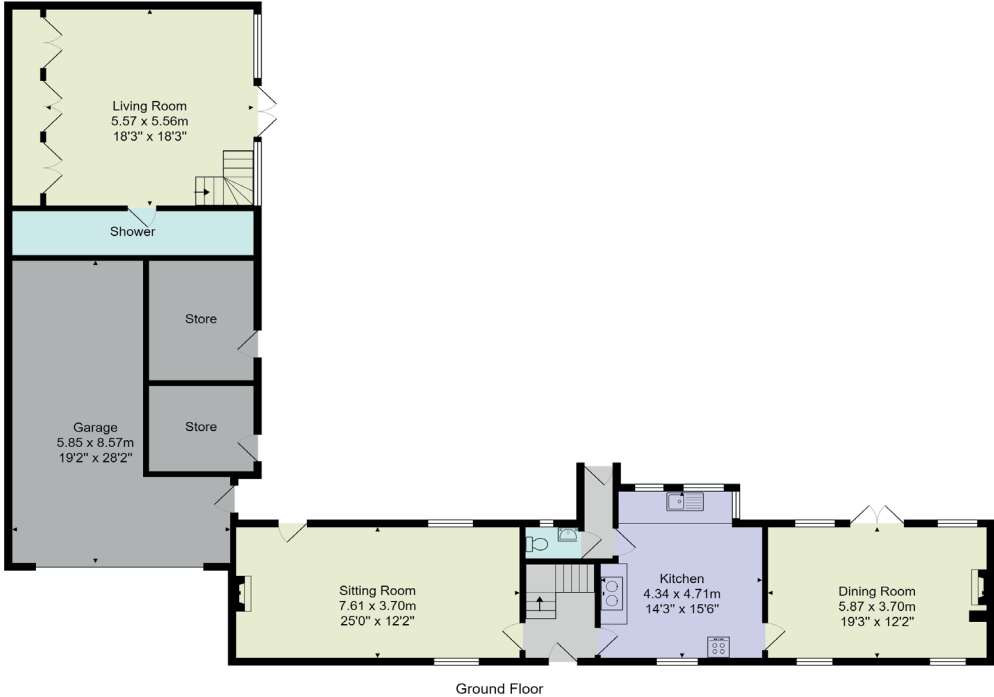
To the rear of the property in the extended part of the building is a further large modern reception room which has oak flooring and fitted storage and an adjoining shower room with potential to add a sauna, if required.

There is also a cloakroom on the ground floor and the utility room is situated within one of the adjoining outside storerooms.

FIRST FLOOR

The accommodation extends to the first floor where there is a spacious landing with wooden flooring and a spiral staircase leading to the roof terrace, which provides an outdoor sitting area enjoying a stunning outlook. There are six good-sized bedrooms, five with fitted storage, together with a home office and a dressing room which is fitted with an extensive range of fitted wardrobes. There are two bathrooms which are appointed to a high standard each with WC, washbasins, free-standing roll-top baths and separate showers.

FLOOR PLAN



Total Area: 330.4 m² ... 3556 ft² (excluding garage, store, roof terrace)

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.

Outside

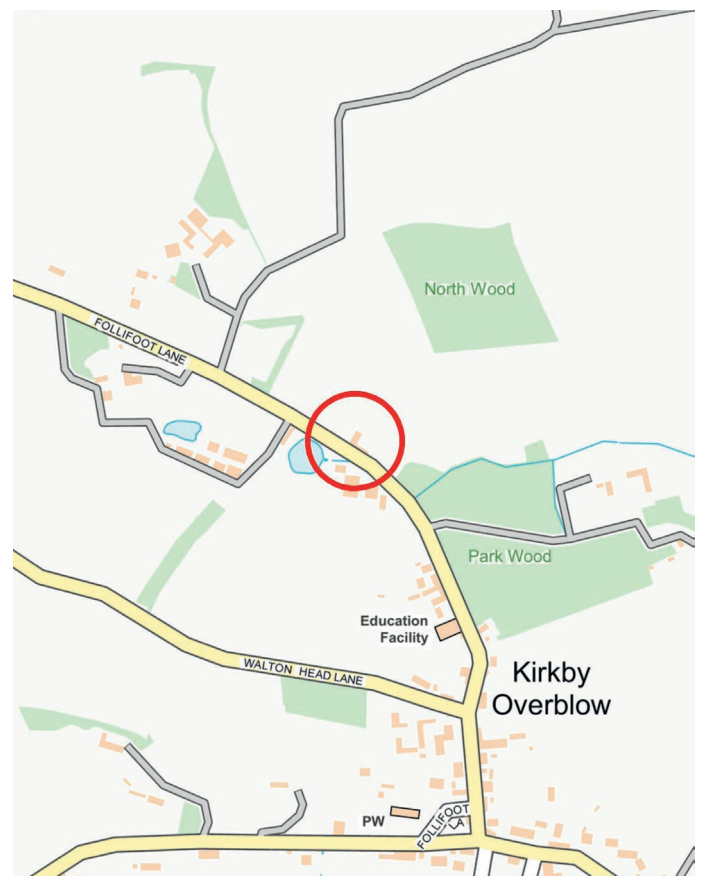
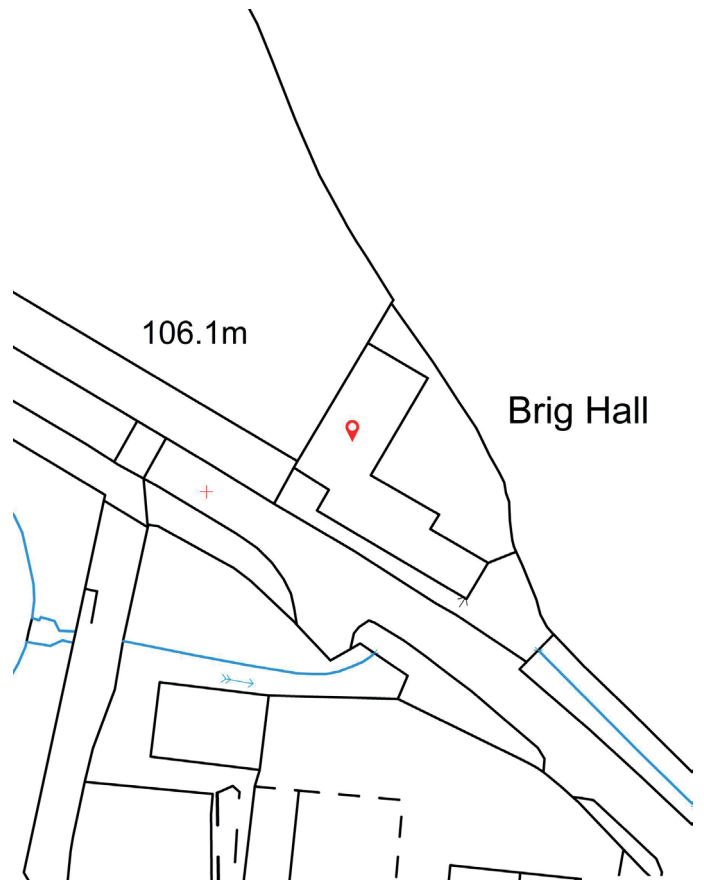
The property has ample off-road parking with a private parking area opposite the house which can accommodate up to five vehicles, plus further driveways to each side of the house which provide further parking, one of which leads to the large garage. To the rear of the property is a private and attractive garden with lawn and well-stocked borders, together with patio sitting areas and fitted barbecue.

In addition to the garage, there are two outdoor storerooms providing useful additional storage areas, one of which is set up to be used as a utility room with plumbing, light and power.

Services

All mains services are connected, with the exception of gas.

Council Tax Band: G



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		33	69
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		21	52
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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