



2 Woodside Cottages, Back Road, High Birstwith, HG3 2JH

£480,000

2 Woodside Cottages, Back Road, High Birstwith, HG3 2JH

A stunning stone-built five-bedroomed terrace property understood to date from circa 1900 with a very large and attractive landscaped garden enjoying superb long-distance views over the surrounding countryside.

This deceptively spacious property is arranged over three levels, with five bedrooms on the upper floors, a house bathroom and en-suite plus a useful cellar. On the ground floor there is a dining kitchen with utility area plus two reception rooms. A particular feature is the beautiful views over the adjoining countryside. Outside the generous garden is laid to lawn and there is a large sitting area plus two patio areas to the front and rear of the property. There is access for off road parking and two useful outside stone-built stores.

Situated in this area of Area of Outstanding Beauty, with a number of countryside and woodland walks on the doorstep and in a very quiet position in High Birstwith, a village with a number of amenities including a primary school, shop and post office, public house and tennis club and nursery at Belmont Grosvenor and situated just eight miles north of Harrogate.





GROUND FLOOR
RECEPTION HALL

A spacious reception hall with glazed door to front and fitted cupboard.

SITTING ROOM

A spacious reception room with glazed doors leading to the garden and stone fireplace with wood-burning stove.

DINING ROOM

A further large reception room with rustic brick fireplace and stone hearth.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

LOWER GROUND FLOOR

CELLAR

Providing a useful storage space.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front having long-distance views over adjoining countryside. Attractive cast-iron fireplace and tiled hearth.

BEDROOM 2

A double bedroom with window to rear, fitted wardrobes and ornamental fireplace.

BEDROOM 3

A further bedroom with window to rear.

BATHROOM

White suite comprising low-level WC, washbasin set within a vanity unit, and bath with shower above. Window to front.

SECOND FLOOR

BEDROOM 4

A further double bedroom with skylight windows to front and rear. Fitted wardrobes.

EN-SUITE SHOWER ROOM

With low-level WC, washbasin and shower. Skylight windows, heated towel rail and tiled floor.

BEDROOM 5 / OFFICE

A further bedroom or home office with window to front.

OUTSIDE

The property occupies a generous plot with an attractive garden at the front of the property, which has been landscaped to provide a lawn with well-stocked borders, sitting area with fitted seating and separate dining area and garden shed. There is vehicular access to the garden providing off-road parking for two vehicles, or parking is also available in a residents' parking area opposite. There are paved sitting areas to the front and rear with Yorkshire stone paving. Stone-built store at the front of the property.

Council Tax Band - E





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.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

