

## THE HARROGATE ESTATE AGENT

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

£480,000

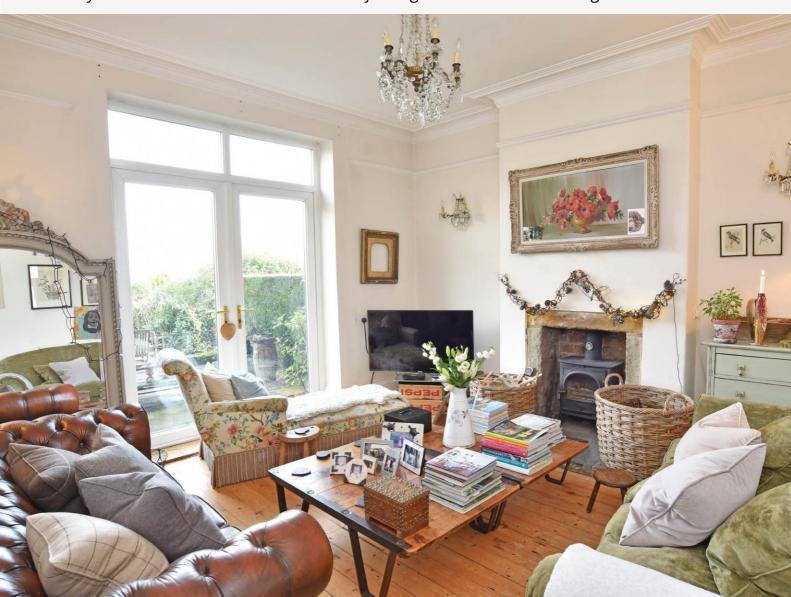


# 2 Woodside Cottages, Back Road, High Birstwith, HG3 2JH

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.

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# **Verity Frearson**

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

## For all enquiries contact us on:

01423 562531

