



VERITY  
FREARSON

HECK GILL MANOR, STUMPS LANE, DARLEY, HARROGATE, HG3 2RS

£725,000



# HECK GILL MANOR, STUMPS LANE,

*Darley, Harrogate, HG3 2RS*

**A rare opportunity to purchase a large four-bedroomed traditional, yet fully modernised, countryside residence providing generous and flexible accommodation extending to approximately 2,500 square feet.**

This superb property offers well-appointed and spacious accommodation with the benefit of LPG central heating, under-floor heating in the principal bathrooms and double glazing throughout, as well as good Broadband facilities.

The property is situated in an Area of Outstanding Natural Beauty, having far-reaching views over the gorgeous Nidderdale valley. The property has the feel of a remote rural location with the benefit of being able to walk to the village where there is a local shop, post office and pub. It is also conveniently situated over a mile from the A59, giving easy access to the beautiful spa town of Harrogate, which is only six miles distant. An early inspection of this unique rural residence is therefore strongly recommended.



3 Large Reception Rooms · Dining Kitchen · Cloakroom · Services Room

4 Double Bedrooms · En-Suite Shower Room · Family Bathroom · En-Suite WC

Ample Off-Road Parking · South-Facing Lawned Garden













## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

Travertine flooring. Fitted cloaks cupboards and two under-stairs storage cupboards.

### CLOAKROOM

Double-glazed window to side. Low-level WC with concealed cistern, designer wash-hand basin with storage cupboards below. Chrome ladder-style heated towel rail and extractor fan.

### LOUNGE

Double-glazed window to rear and bi-folding double-glazed French door leading to rear garden. Feature stone fireplace with solid-fuel stove. Gigabit ethernet sockets.

### DINING KITCHEN

Double-glazed window to front and bi-folding double-glazed doors to rear leading to the terrace. Extensive range of good-quality fittings comprising base cupboards with work surfaces above having inset 1½-bowl single-drainer enamel sink unit, tiled splashbacks and matching wall-mounted units. Fitted breakfast bar. Built-in ceramic hob with extractor hood above and Siemens

oven / microwave. Dishwasher and large free-standing American-style fridge. Travertine flooring, beam to ceiling and low-voltage spotlighting to ceiling.

### SITTING ROOM / DAY ROOM

Windows to front and rear.

### FAMILY ROOM

A very large additional reception room with windows and skylight windows to front, together with a private entrance. Gigabit ethernet sockets.

### BOILER ROOM

LPG boiler and pressurised hot-water cylinder. Plumbing for washing machine.

### FIRST FLOOR

#### BEDROOM 1

Double-glazed window to front. (Planning Permission has been granted to install a three metre-wide picture window.)

#### EN-SUITE SHOWER ROOM

Double-glazed window to front. Modern suite comprising WC, designer washbasin with cupboard below and

fully tiled shower cubicle. Travertine tiling and chrome ladder-style heated towel rail. Electric under-floor heating.

#### BEDROOM 2

Double-glazed window to rear.

#### BEDROOM 3

Double-glazed window to front. Two fitted wardrobes and cupboard.

#### EN-SUITE CLOAKROOM

Low-level WC and designer washbasin with cupboard below. Chrome ladder-style heated towel rail and extractor fan. LED lighting.

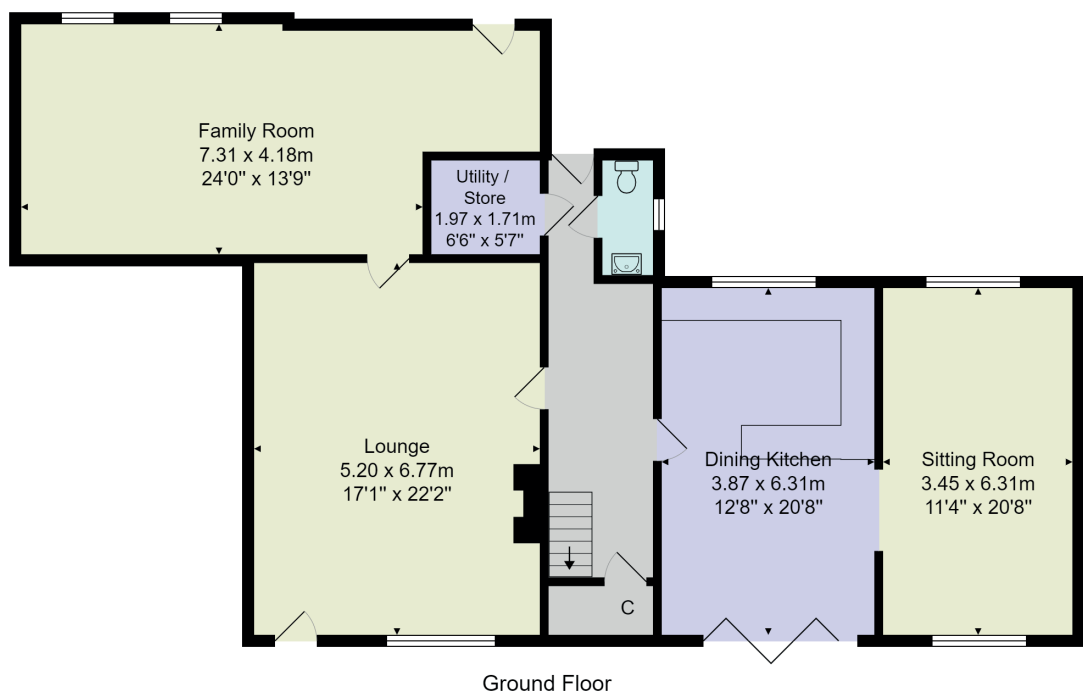
#### BEDROOM 4

Double-glazed window to rear and two fitted double wardrobes and cupboard.

#### BATHROOM

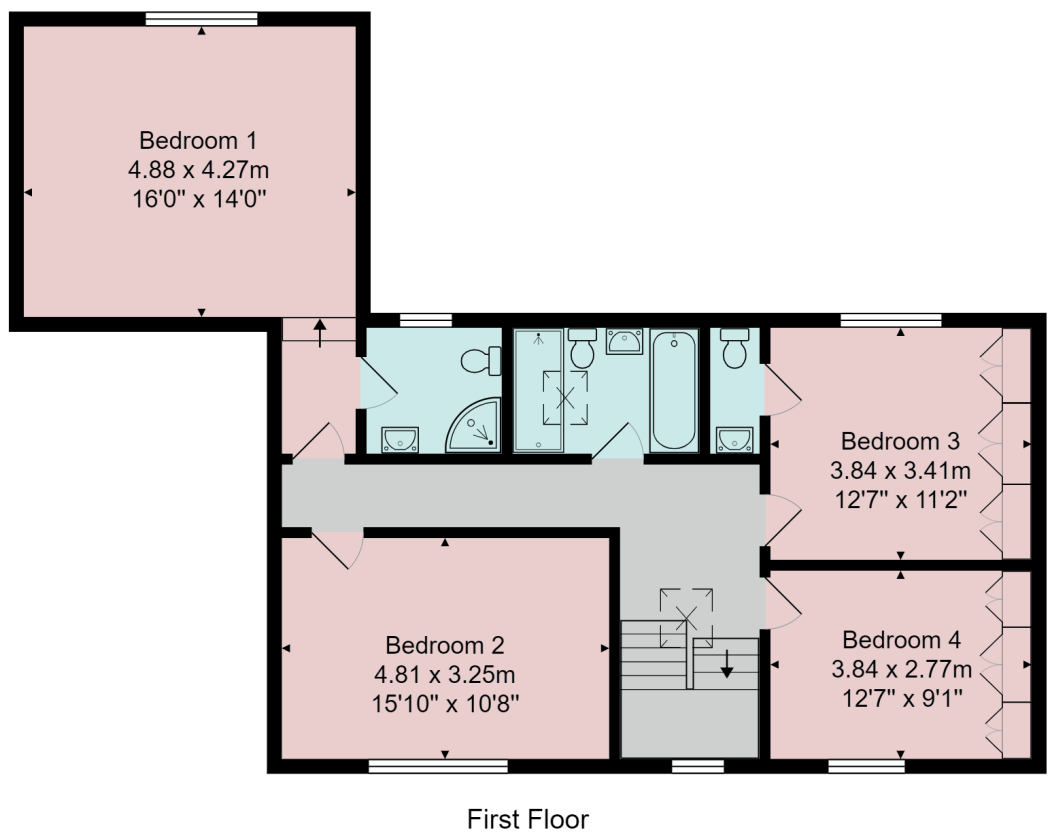
Skylight window. Modern suite comprising low-level WC, panelled bath with shower attachment, designer washbasin with cupboard below, and large shower cubicle. Travertine tiling to shower area and chrome ladder-style heated towel rail. Electric under-floor heating.

# FLOOR PLAN



Total Area: 231.8 m<sup>2</sup> ... 2495 ft<sup>2</sup>

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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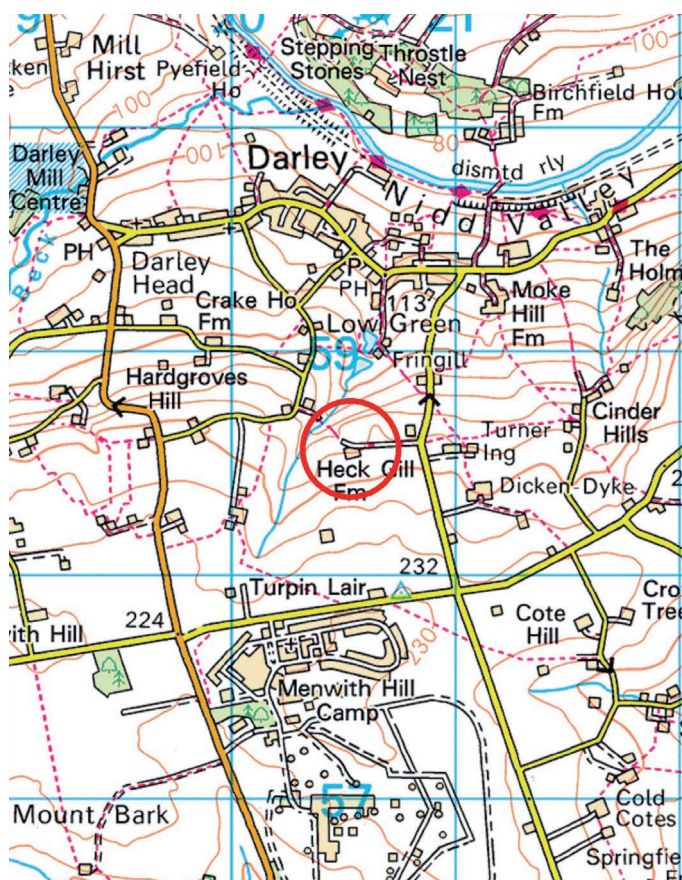
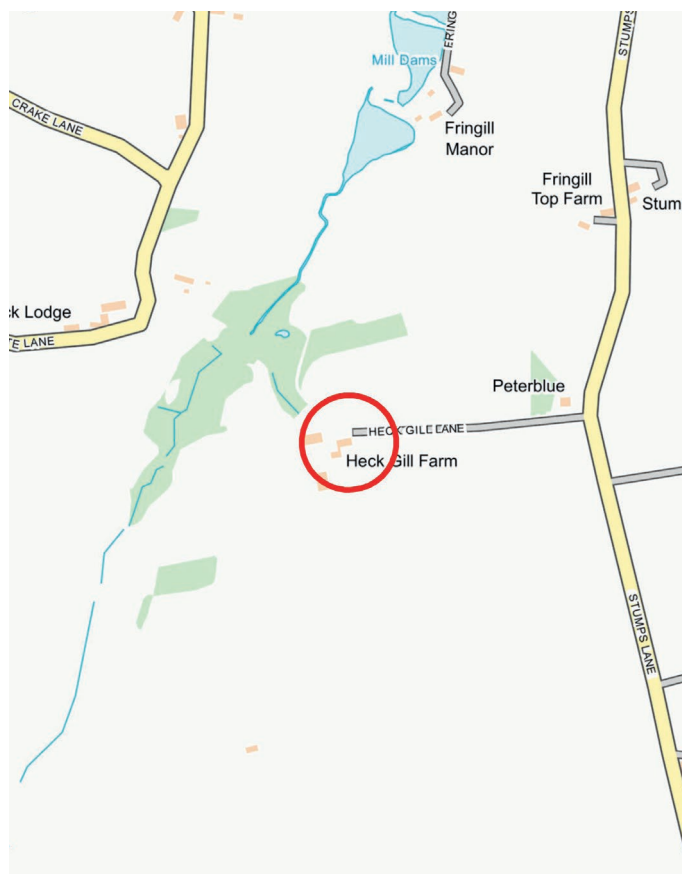
## Outside


Large south-facing lawned gardens to side and rear. Stone-flagged patio to the rear and raised flagged terrace to the side offering views over the valley.

## Services

LPG gas supply, private water supply and waste water treatment unit.

**Council Tax Band: F**



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92-100) A                                  |         | 89  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   |         |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   |         |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
|   | 66      |   |
| 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  |         | 89                      |
| (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 |         |                         |
|   | 72      |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

## Harrogate

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