



MANOR FARM COTTAGE
Spofforth

Carter Jonas

MANOR FARM COTTAGE, 1 MANOR GARTH, SPOFFORTH, HG3 1ND

Central Harrogate – 5 miles
Wetherby/A1M – 3 miles
Central Leeds – 15 miles

Charming pink stone cottage · Two double bedrooms
Restored with incredible attention to detail · Two
bathrooms · Dining Kitchen with granite work surfaces
South facing walled garden · Yorkshire sliding sash
double glazed windows · Garage · Extremely popular
village location

This well balanced, characterful and impeccably
presented home offers interesting open plan
accommodation over two floors with a large, sociable
breakfast kitchen with impressive York brick tiled floor,
the second double bedroom and shower room with
laundry facilities complete the ground floor.

You are welcomed to the first floor via a bespoke
crafted oak staircase into the galleried reception room
with log burner, vaulted ceilings and exposed beams,
the room is flooded with natural light throughout the
afternoon courtesy of two hard wood sliding Yorkshire
sash windows which overlook the south facing pretty
walled garden. The first floor is completed by a lovely
principal bedroom with partial vaulted ceiling, exposed
beams and a modern en-suite bathroom with a
separate shower cubicle.

To the outside, the property is entered through the
well-stocked and colourful walled south facing garden
with raised floral beds, and patio areas designed to
capture the sun throughout the day. The garden is
private with French doors from the dining kitchen and
the property further benefits from a single garage.

**A CHARMING AND BEAUTIFULLY RESTORED TWO DOUBLE BEDROOM,
TWO BATHROOM, SEMI-DETACHED PERIOD HOME CONSTRUCTED
FROM THE RENOWNED SPOFFORTH PINK STONE LOCATED TOWARDS
THE CENTRE OF THIS EXTREMELY POPULAR VILLAGE JUST OUTSIDE
HARROGATE, IN THE SHADOW OF SPOFFORTH CASTLE RUINS.**



This extremely sought after village has excellent local amenities including village shop, post office, primary school and two public houses. The town centre of Harrogate is only a short distance away and provides further excellent shops, bars, restaurants, schooling for all age groups and excellent leisure facilities. The property is ideally placed for the commuter as ease of access can be gained onto all major road and rail networks.

An internal inspection is highly recommended to truly appreciate this wonderful property.

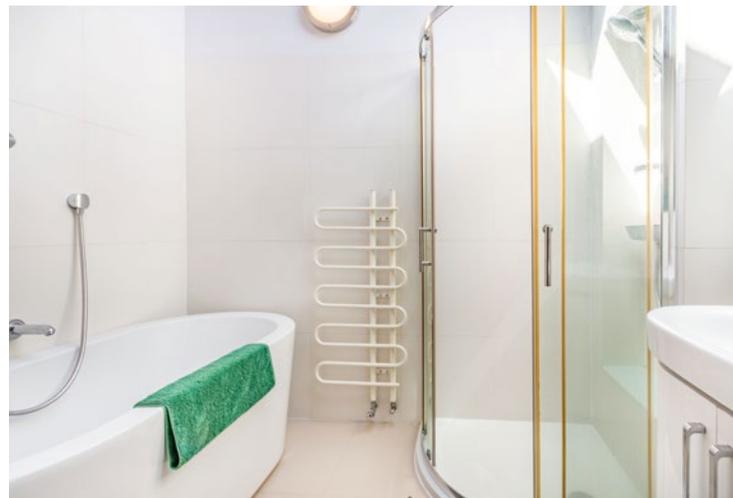
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

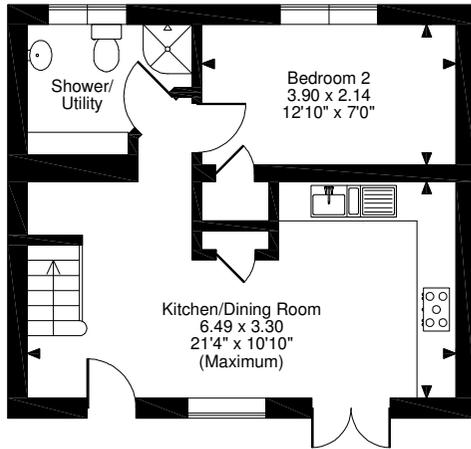
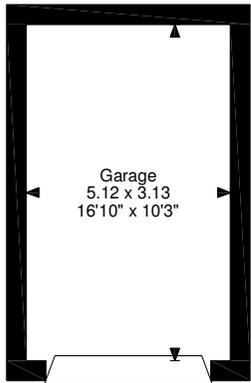
Services: The property is connected to all mains services.

Viewings: Strictly by appointment only through the selling agents – Carter Jonas – 01423 523423.

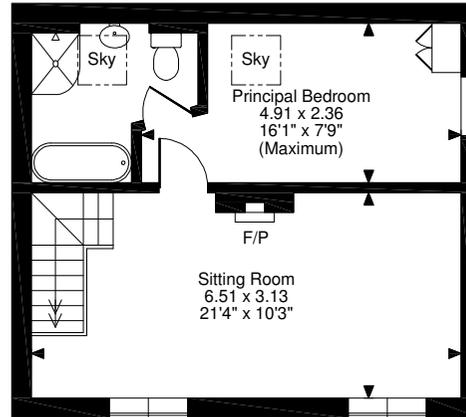
Directions - HG3 1ND: Proceed out of Harrogate via The Wetherby Road (A661) at the ring road round about go straight ahead towards Wetherby for approximately 2.5 miles into Spofforth, at the round about turn right into Castle Street. Follow Castle Street for approximately 200 yards then turn left, into Manor Garth. The entrance to the development is immediately on your left on entering Manor Garth and number 1 is nestled in the far left hand corner of the development.



Manor Farm Cottage, Spofforth
Approximate Gross Internal Area
Main House = 795 sq ft / 74 sq m
Garage = 172 sq ft / 16 sq m
Total = 967 sq ft / 90 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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Offices throughout the UK

IMPORTANT INFORMATION

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