



DOVETAIL HOUSE, THE VILLAGE PINFOLD, HAMPSTHWAITE, HG3 2EJ

Harrogate Town Centre - 4 miles
Harrogate Grammar School - 5 miles
Pateley Bridge - 10 miles

Sitting room · Dining kitchen · Snug · Playroom · Utility room · Cloakroom · Four double bedrooms · Two bathrooms (one en suite) · Study · Family room · Large garage · Ample driveway parking · Two suntrap gardens · Lovely views · Popular village · Planning permission granted

Dovetail House is located in the heart of Hampsthwaite village and lies within a short walk of the local village ofsted outstanding primary school. This attractive stone built home was constructed in 2011 to an excellent standard and features modern living accommodation arranged over three floors.

The property is perfectly positioned in the centre of the village and tucked away at the end of a quiet private lane, this beautifully crafted, attractive, spacious detached family house offers flexible modern accommodation with a dining kitchen, three reception rooms, four double bedrooms, a first floor study, a family room and two bathrooms (one en-suite). The accommodation could be utilised in various ways and could comfortably be used as a six-bedroom home if required.

Of considerable note the current owners have obtained planning permission for a rear extension to the kitchen, the conversion of the garage into habitable accommodation and changing the top floor skylight windows into spacious dormer windows, giving an incoming purchaser further options to an already flexible space.

A GENEROUSLY PROPORTIONED MODERN 4/5 BEDROOM FAMILY HOME, OFFERING EXCELLENT, FLEXIBLE AND WELL PRESENTED ACCOMMODATION OVER THREE FLOORS, LOCATED IN THE HIGHLY REGARDED VILLAGE OF HAMPSTHWAITE AND ENJOYING FAR REACHING VIEWS OVER THE PLAYING FIELDS TO THE REAR.



The house boasts two fabulous sun trap gardens both predominantly laid to lawn and accessed via French doors from the dining kitchen or sitting room.

There is ample parking on the block paved driveway, the garage is very spacious and this beautiful home is tucked away in a peaceful side lane yet is only moments from the many excellent amenities that make Hampsthwaite so sought after.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion

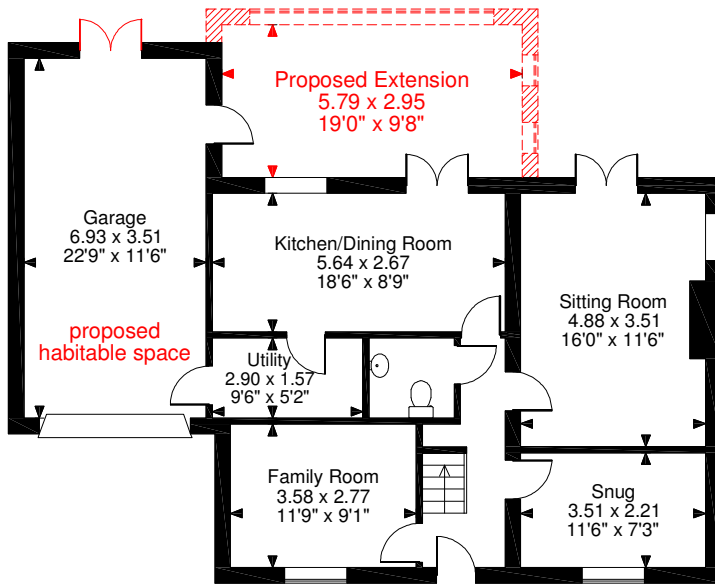
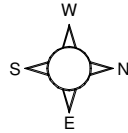
Services: All mains services are connected

Viewings: Strictly by appointment through the selling agents
Carter Jonas - 01423 523423

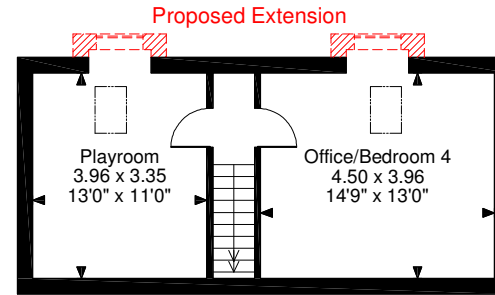
Directions - HG3 2EJ: Take the Ripon Road out of Harrogate. At the roundabout, turn left onto Skipton Road. Turn right onto Chain Bar Lane towards Hampsthwaite and then left onto Hollins Lane. Proceed down Hollins Lane until you reach the memorial hall, where the property can be found down the private lane known as The Village Pinfold and the house is marked by our for sale board on the right hand side.



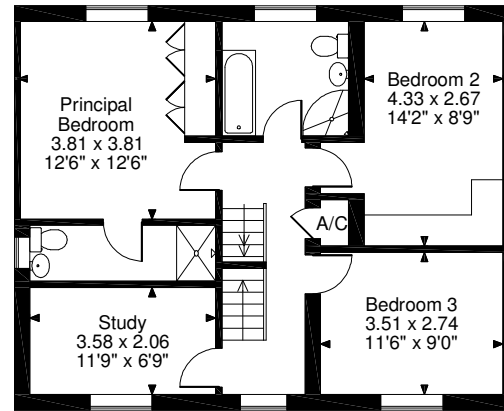
Dovetail House, Hampsthwaite
Approximate Gross Internal Area
Main House = 1808 Sq Ft/168 Sq M
Garage = 262 sq ft / 24 sq m
Total = 2070 Sq Ft/192 Sq M
Proposed Extension = 196 sq ft / 18 sq m



Ground Floor



Second Floor

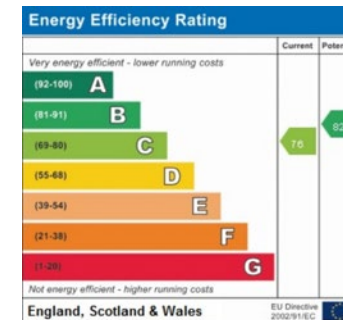


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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