



GREENSIDE HOUSE
Hampsthwaite

Carter Jonas

GREENSIDE HOUSE, HIGH STREET, HAMPSTHWAITE, HG3 2EU

Harrogate town centre - 4 miles
Pateley Bridge - 10 miles
Leeds Bradford Airport - 13 miles

Four bedrooms · Three Bathrooms · Two reception rooms · Large dining kitchen · Utility room · Large entrance hall · Triple garage · Good sized gardens
Gated parking · Central village location · Planning permission for new two storey garage annexe
Excellent views · Double fronted historic house

This attractive, double fronted 4 bedroom, 3 bathroom home with stunning views towards the old Swarcliffe Hall Estate has the rare advantage of both a central village location and large gardens. The property also has the benefit of granted planning permission (14/01795/FUL) to replace the current triple garage with a two storey garage annexe with living accommodation above.

The ground floor of this lovely family home has been well extended to create a large, sociable dual aspect dining kitchen which is the heart of the property and links the rest of the ground floor well. The front of the house has two lovely reception rooms both with bay windows overlooking the village green and working fireplaces. There is a utility room with pantry, rear door to the gardens and a shower room adjacent.

The first floor is approached via a wide turning staircase which has a large window framing the uninterrupted field views to Swarcliffe Hall and a spacious landing, the principal bedroom has a modern en suite shower room, there are two further spacious double bedrooms, a fourth single bedroom and a family bathroom.

AVAILABLE FOR THE FIRST TIME IN 35 YEARS IS THIS HISTORIC DOUBLE FRONTED HOME WITH 4 BEDROOMS, ENJOYING LARGE GARDENS AND POSITIONED IN THE HEART OF THE EXTREMELY POPULAR VILLAGE OF HAMPSTHWAITE, AROUND 4 MILES TO THE NORTH WEST OF HARROGATE TOWN CENTRE.



The outside of the property is impressive given the central village location, the gardens immediately surrounding the house are immaculate with colourful floral beds, there is a paved patio area ideal for summer dining at the rear with mature trees and hedges surrounding the lawn. There is ample gravel parking through the large privacy gates with the triple garage block and a further timber storage shed.

The property also enjoys a small paddock area accessed off the formal garden via a gravel path and a five-bar gate, this fenced paddock has some mature trees and a fabulous garden chalet which is positioned to take advantage of the beautiful views.

The property is located in the small and picturesque village of Hampsthwaite, four miles north/west of Harrogate and surrounded by beautiful rolling countryside. The village has a local pub, a village shop and an outstanding-rated primary school, while everyday amenities can be found in historic and popular Harrogate. The town boasts a variety of shopping, supermarkets and leisure facilities, including a superb selection of cafés, restaurants and pubs, as well as independent shops and cultural attractions. The area benefits from easy access to a variety of excellent walking, riding and cycling routes, with the Nidderdale Area of Outstanding Natural Beauty just a short drive away.

Available with no onward chain, an early inspection of this property is highly recommended as opportunities like this within Hampsthwaite are few and far between.

ADDITIONAL INFORMATION

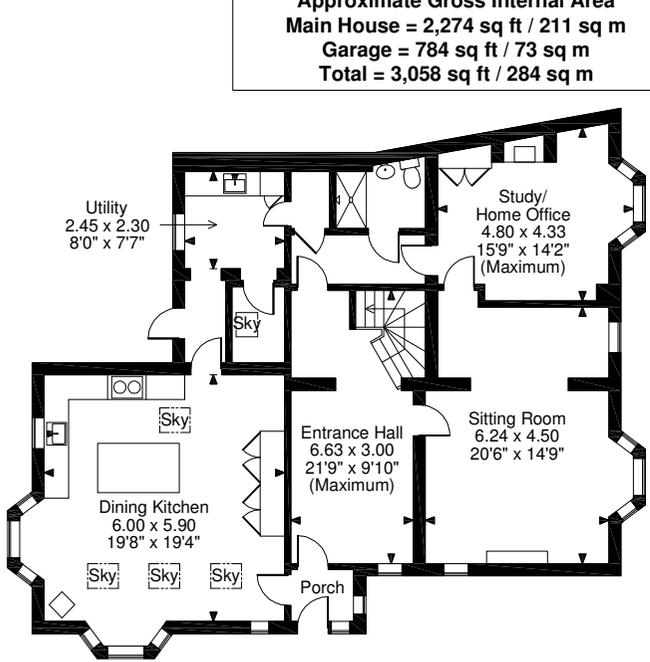
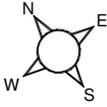
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

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

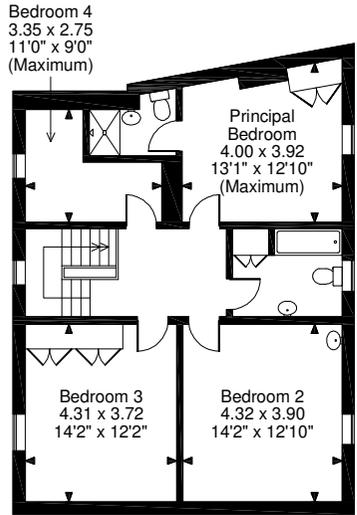
Directions - HG3 2EU: Leave Harrogate on the Ripon Road (A61) and turn left at the roundabout onto Skipton Road (A59). Proceed along Skipton Road for several miles turning right at the crossroads into Rowden Lane towards Hampsthwaite. Enter the village and the house can be found on the left-hand side opposite the village green.



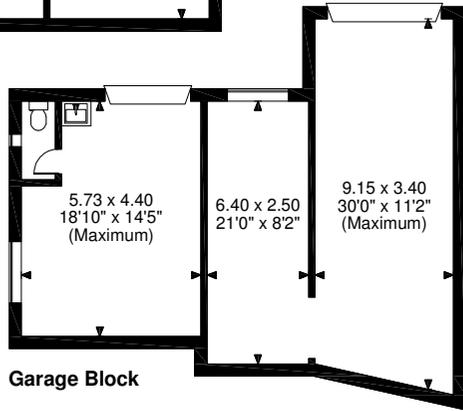
Greenside House, Hampsthwaite
Approximate Gross Internal Area
Main House = 2,274 sq ft / 211 sq m
Garage = 784 sq ft / 73 sq m
Total = 3,058 sq ft / 284 sq m



Ground Floor



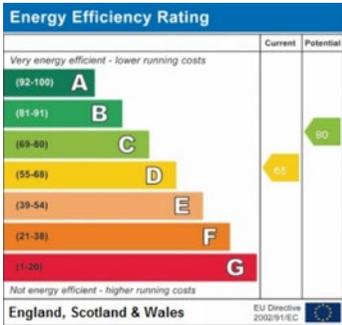
First Floor



Garage Block



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 The position & size of doors, windows, appliances and other features are approximate only.
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Harrogate 01423 523423
 Harrogate@carterjonas.co.uk
 Regent House, Albert St, Harrogate HG1 1JX

carterjonas.co.uk
 Offices throughout the UK

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