



**THE MISTLE, THISTLE HILL FARM, THISTLE HILL, KNARESBOROUGH, HG5 8LS**  
£2,250 per month

**Carter Jonas**



# THE MISTLE, THISTLE HILL FARM, KNARESBOROUGH, HG5 8LS

- Barn Conversion
- Available Early January
- Unfurnished with white goods
- Stunning views
- Council Tax Band D
- EPC Rating C

## THE PROPERTY

Available early January, The Mistle is an impressive three bedroom barn conversion occupying a stunning position overlooking open countryside.

With views towards the River Nidd, this property offers a high standard of accommodation, a tranquil setting and a superb location just 1 ½ miles out of Knaresborough's town centre.

Sympathetically renovated the barn offers a traditional charm with a contemporary finish. The current owners have lovingly restored the property and enhanced the space and setting. There is an abundance of natural light paired with a welcoming homely feel.

Offered unfurnished with white goods the property briefly comprises: Entrance hallway, open plan kitchen diner with far reaching views, lounge with log burning stove, three bedrooms and two bathrooms.

Outside, the barn occupies a corner plot. It shares a well maintained communal courtyard to the front, offers parking and a secluded position set off the main road.

Close to the River Nidd, Knaresborough is a sought after residential area. The picturesque town centre provides a variety of everyday facilities including a good selection of shops, restaurants and schooling facilities.

The town also has a useful railway station which provides services to Harrogate, Leeds and York. For the commuter, there is nearby access onto the A658 southern bypass which in turn gives easy access onto the A1(M).

Available early January, The Mistle is an impressive three bedroom barn conversion occupying a stunning position overlooking open countryside.





A must to view.

The deposit will be £2,596 (5 week's rent) at a rental value of £2,250 per calendar month.

The holding deposit will be £519 (1 week's rent) at a rental value of £2,250 per calendar month.

## ADDITIONAL INFORMATION


Offers	Available for a minimum term of 12 months, longer terms will be considered
--------	--

Viewing	Strictly by appointment only
---------	------------------------------

Local Authority	Council Tax Band D
-----------------	--------------------





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX  
E: harrogate.rural@carterjonas.co.uk

**carterjonas.co.uk**  
Offices throughout the UK

A member of  
 **OnTheMarket.com**  
Classification L2 - Business Data

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.