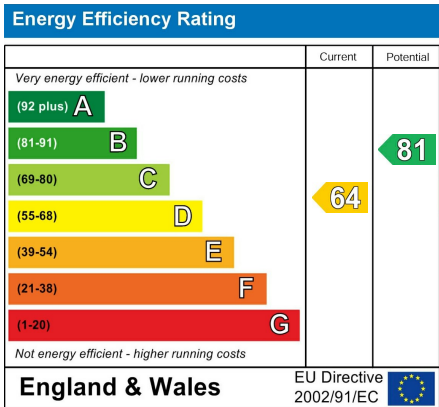


Floor Plan



Energy Performance Certificate



Directions

From Hampsthwaite head toward Birstwith proceeding down into the village itself, turn left up the hill past the Church on the left hand side and proceed to where the property is easily found on the left

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £1,500,000

Coachman's Cottage, New Road, High Birstwith, Harrogate, North Yorkshire, HG3 2JF 8 Bedroom House

Coachmans Cottage is a stunning and unique family home, having been the subject of a full program of remodeling and renovation, the property now offers excellent accommodation over three floors whilst retaining its original charm and character throughout. Joint selling agents with Knight Frank 01423 530088 email harrogate@knightfrank.com



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

This beautiful period house is situated in a popular and sought-after village on the outskirts of Harrogate and within walking distance of the village shop and schooling. The stylish and well-planned family accommodation briefly comprises a welcoming reception hall with guests w/c off, double doors through to a central dining room with steps up to the outstanding bespoke kitchen with shaker style cabinetry, quartz worktops, Siemens integrated appliances, Fisher and Paykel dishwasher, Quooker mixer tap, double Belfast sink, large central island unit with breakfast bar seating and custom coloured 5 door gas AGA. A spacious utility/laundry room just off the kitchen doubles as a boot room with ample bespoke fitted cabinetry and access to the gardens.

To the left of the dining room are an impressive sitting room with part vaulted ceiling and galleried landing above, fireplace with log burning stove, exposed stone feature wall, and French doors to the rear garden. Completing the ground floor is a dual aspect principal bedroom suite with sensational views, a separate dressing room, and a luxurious en suite with both bath and shower. On the first floor are five bedrooms, two with their en suite facilities, and a house bathroom.

To the lower ground floor are two further double bedrooms - both with french doors to the gardens, shower room, and a further reception room - currently utilized as a gym. This versatile lower ground floor could be utilized as fully self-contained accommodation.

Outside, the property is perfectly placed within its elevated plot and offers panoramic views over the open countryside beyond. The gated driveway offers ample parking for numerous vehicles to the front of the house. A base for a double garage is already in situ with services installed.

The generous grounds surround the property with a fully enclosed wall, fence, tree and hedge-lined boundary, various seating areas, large lawned areas (some yet to be turfed), and a paved sun terrace directly off the principal bedroom suite. The house sits centrally within its grounds.

Coachmans Cottage is situated in a prime location in the village of Birstwith. The village offers amenities including public transport, a popular gastropub, renowned private and state schooling, tennis court, doctors' surgery and is on the edge of the Nidderdale Area of outstanding beauty (AONB). The extensive facilities of Harrogate are some 5 miles away with the commercial centers of West Yorkshire, particularly Leeds, and York being within commuting distance.

