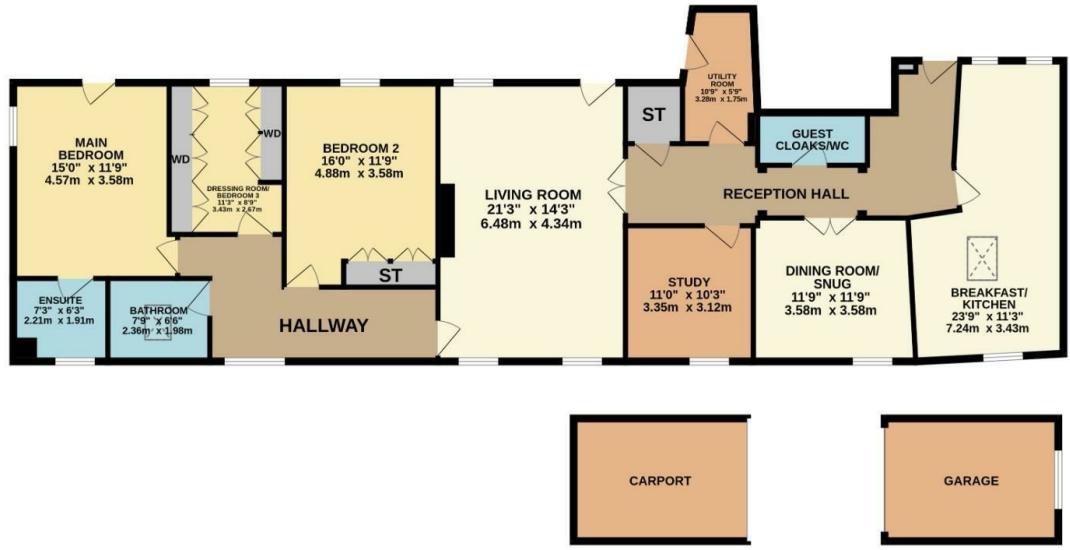


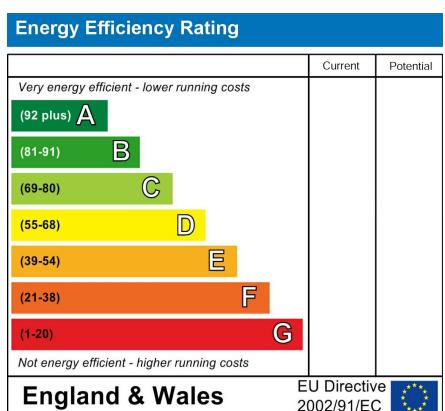
## *Floor Plan*

GROUND FLOOR  
1945 sq.ft. (180.7 sq.m.) approx.



TOTAL FLOOR AREA: 1945 sq.ft. (180.7 sq.m.) approx.

## *Energy Performance Certificate*



## Directions

Proceed out of Hampsthwaite towards Birstwith and at the post office proceed left up the hill. Pass the Church and Belmont Grosvenor Preparatory School. Turn next right into Home Farm Square where the number of the property is easily found in the courtyard.

## Council Tax Band Tenure Freehold

### Agents Notes

**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.



**£625,000**

Cobblestones, 2 Home Farm Square, Birstwith, North Yorkshire, HG3 2WA 3 Bedroom Barn Conversion

**Rarely does a single-level property of this character come to the market. This stylish barn conversion with 3/4 bedrooms offers deceptively spacious accommodation and warrants an early inspection. No onward chain.**



# HOPKINSONS

ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
[info@hopkinsons.net](mailto:info@hopkinsons.net)

## Description

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It has all main services and has been carefully upgraded by the current owners and is now offered with no chain involved. The development in which it stands offers six magnificent homes set in a stunning courtyard and the property features a high degree of privacy together with the added advantages of a visitor parking area plus a private carport and single garage.

The accommodation features high ceilings and original exposed beams and has a cottage feel of warmth to it. Briefly comprises a reception hall, guest cloakroom, beautiful living room with a feature stone fireplace with an inset, living flame effect coal fire. There is a dining room, fitted study/bedroom and a spacious breakfast kitchen with integrated Miele appliances. The property features a utility room with an updated boiler and Miele washing machine, a separate dryer and freezer.

A door from the living room leads to the inner hallway some 17 feet long from where there is access to the main bedroom which features a door to the garden and an ensuite luxury shower room. There is a further double bedroom with fitted wardrobes and a fitted walk-in dressing room/bedroom together with a luxury house bathroom. The property is fully alarmed.

Outside the well-kept landscape garden area features several separate sitting areas. It has been designed to be low maintenance and has interest all year round stocked with specimen, plants and borders from Daleside nurseries in Killinghall.

Birstwith is a popular lower Nidderdale village with wonderful walks in the surrounding AONB, an excellent range of amenities, including a post office/shop, public house, cricket club, primary school and Belmont Grosvenor Preparatory School.

AGENTS NOTE: The property features a large partly boarded insulated loft

