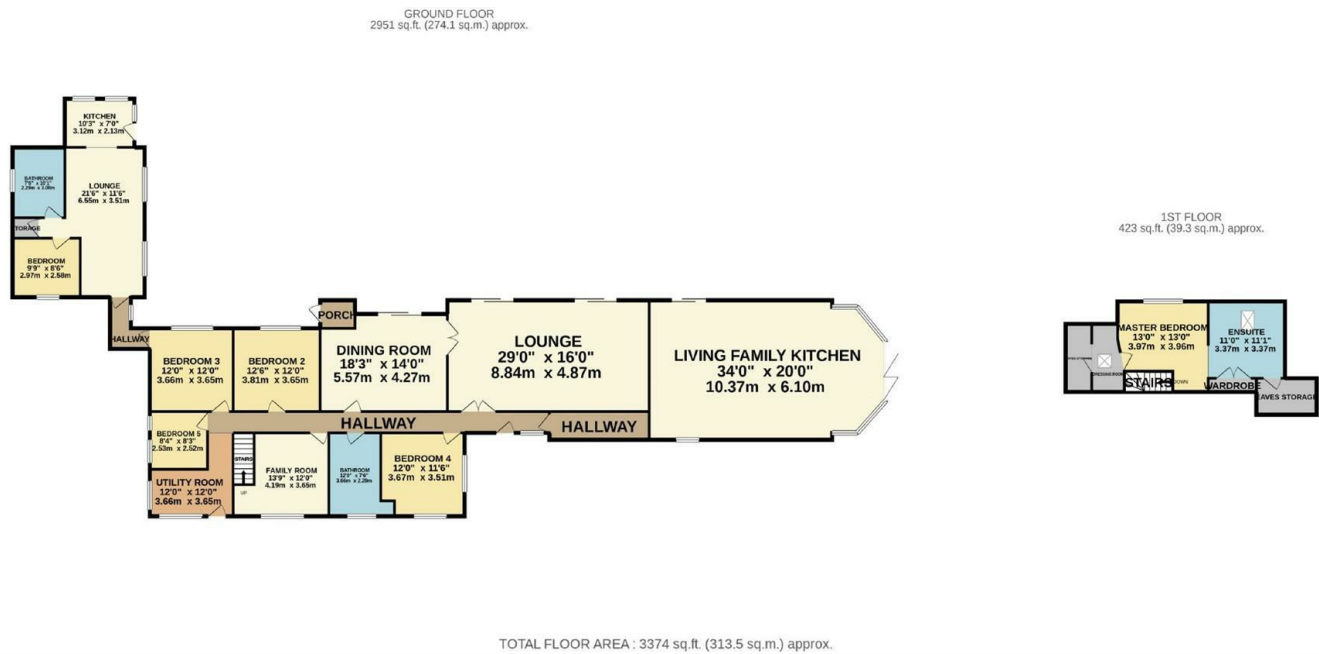
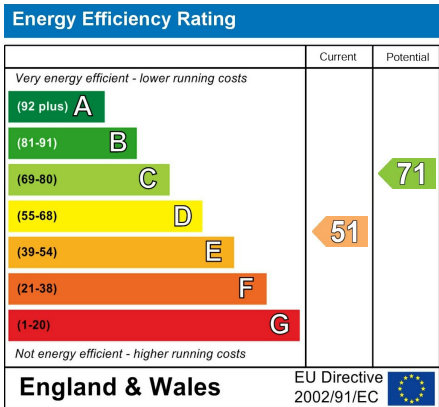


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the A59 towards Skipton, turn right sign posted Kettlesing onto Whitewall Lane, passed the school and Queens Head public House, turn left into Slights Lane, Rose Cottage is 1st on the right.

Council Tax Band G 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.



£1,695,000

Rose Cottage, Crow Hill Lane, High Birstwith, HG3 2LG 5 Bedroom House with Annexe

Rose Cottage is a stone-built five-bedroomed family home with a one-bedroomed linked annexe, situated in arguably one of the most elevated locations within the area, with extensive gardens, grounds, and spectacular views.



HOPKINSONS

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

16 Princes Street, Harrogate, HG1 1NH

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Description

The layout of the internal accommodation allows for great flexibility of use, creating a home capable of adapting to the changing requirements of family life. At the heart of this fabulous property is a newly fitted open-plan living kitchen, with an integrated dishwasher, fridge/freezer, Neff double oven and induction hob, wine fridge, and quooker tap, the family room has underfloor heating, log burning stove, giving a contemporary and stylish feel, ideal for entertaining.

The property also benefits from a self-contained annex with separate access which would readily provide a relatives' suite, home office, or lettable holiday accommodation.

This five-bedroom detached property has great potential for further development, subject to the necessary consent. The property is approached via a stone-pillared gated entrance leading to the parking area and gardens beyond. The extensive south-facing gardens and grounds enjoy stunning views over the surrounding countryside.

Detached double garage with electric doors, with power, wifi, eves storage, and electric car charging port.

High Birstwith is within easy access of Harrogate offering an excellent range of shopping, cafes, bars, restaurants, and railway link, A1. Birstwith is supported by a good local pub and general store, a local primary school along with Belmont Grosvenor, and a school pick-up bus for Harrogate secondary schools that passes through the village.

