

Floor Plan



Energy Performance Certificate

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



£1,295,000

Overdale Timble, LS21 2NN

4 Bedroom House - Detached

A detached family home with circa 1 acre paddock and garage offering over 3000 ft.² of flexibly arranged updated accommodation with stunning views to all sides located in this ever popular village ideally located for Harrogate, Otley, Ilkley and Skipton.



Directions

Take the A59 towards Skipton then at Blubberhouses Church just after Fewston Reservoir turn left up the hill and head towards Otley. After about 3 miles on the brow of the hill, left-hand turning to Timble, 200 yards, the road splits at the left, take the right hand turn signposted Timble. Continue straight into the village and turn immediately right where the driveway to Overdale will be seen just on the right hand side.

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.

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Description

Overdale commands elevated far reaching countryside views where you can see the seasons change and weather patterns develop over scenic farm and moorland. With mains water, electricity and drainage the property features oil fired central heating with an updated boiler that is serviced annually.

The accommodation briefly comprises to the ground floor double opening doors to a welcoming reception hall with a beautiful handmade wood staircase. There is a 49 foot long living family dining kitchen that has spacious sitting areas from where there are double opening bifolding doors to a private terrace with stunning open views. It also offers soft seating areas and dining space and a central storage unit with matching fitted storage cupboards that offer integrated fridge freezer, wase drawer, double Belfast sink, integrated dishwasher and cooking range.

There is a separate utility room with Belfast sink and storage cupboards with space and plumbing for washing machine and dryer and is a useful drying room, leading to a boiler room with Worcester oil fired floor mounted boiler. From the reception hall there is both a dining room and study together with a ground floor bedroom suite which offers a Jack and Jill arrangement as the guest cloakroom for the main house.

At first floor, there is a spacious landing with a door leading to an east facing balcony. Guest cloakroom WC. A main feature of Oversale is the first floor lounge that offers an open fire and views to 2 sides and a balcony that is South facing which overlooks the formal lawns and Paddock.

There is a Master bedroom suite with East facing views, ensuite bathroom with shower and bath, a walk-in dressing room. Additionally, there are two further double bedrooms one with fitted wardrobes and a spacious house bathroom with both deep bath and shower stall.

Outside there is a personal access gate that provides ample private driveway hardstanding that in turn leads to a block paved driveway with access to a detached garage 30'0 x 12'3 The garage has an up and over entrance door, Coal store area, personal access door to the side and electric light and power.

The well stocked colourful gardens have been well maintained and feature numerous specimen plants shrubs with a vegetable patch and soft fruit bushes. There is gate that opens to provide a pleasant walk into a privately owned paddock idea for walking the dog or letting grandchildren run free!

Overdale was converted by the current owners in 2010 to an exacting standard and they remodelled the house to create a home making the most of the elevated far reaching views to provide both flexible living space and bedroom accommodation.

Timble is a quaint character village that is nestled in beautiful countryside and is situated a short distance from both Swinsty and Fewston reservoirs where there are amazing waterside walks that can be enjoyed. There are good road networks that provide quick access to Otley, Ilkley, Skipton, and Harrogate.

Internal inspection strongly recommended

