



HOLME COTTAGE
Darley, Near Harrogate

Carter Jonas

HOLME COTTAGE, THE HOLME, DARLEY, HG3 2PP

Harrogate - 9 miles
Leeds - 21 miles
A1(M) - 15 miles

Spacious reception hall · Sitting room · Family room
Fabulous breakfast kitchen · Cloakroom · Utility room
First floor landing with box room · Three double bedrooms
House bathroom · Fantastic principal bedroom with an en suite shower room, occupying the entire second floor
Gated entrance · Gravelled drive providing ample parking
Lawned gardens to the front with garden shed · Enclosed south west facing garden to the rear

Holme Cottage is situated on the fringe of the attractive village of Darley, which has a range of everyday facilities including a post office, village shop and a primary school. The popular Wellington Inn pub is within a short drive, on the western edge of the village. Harrogate is only 9 miles to the south east and provides a more comprehensive range of shopping and recreational facilities as well as an excellent range of schools. For the commuter, there is easy and nearby access onto the A59 and Leeds, Bradford, York and Skipton are all within daily travelling distance.

Holme Cottage is an attractive period house which is believed to date back over 200 years. Before its conversion to a house, it was utilised as a tannery. In more recent years, the property has been skilfully extended and significantly modernised and is now offered for sale in excellent condition throughout. The accommodation is arranged over three floors and includes a spacious reception hall, cosy sitting room, family room and a fabulous family kitchen which forms the heart of the house. The kitchen is fully fitted with integrated appliances, a central island unit with Quartz work surfaces and sliding patio doors leading to the south west facing rear garden. There is also a cloakroom, utility room and a range of storage cellars. On the first floor are three double bedrooms and a house bathroom. The entire second floor accommodates the stunning principal bedroom and en suite shower room, with a wealth of character features including exposed beams and stonework.

AN IMPRESSIVE 4 BEDROOM DETACHED PERIOD PROPERTY PROVIDING SKILFULLY EXTENDED AND SYMPATHETICALLY MODERNISED FAMILY ACCOMMODATION OF CHARM AND CHARACTER, WITH ATTRACTIVE GARDENS TO THE FRONT AND REAR AND OCCUPYING A LOVELY POSITION ON THE EASTERN EDGE OF THIS POPULAR NIDDERDALE VILLAGE, JUST TO THE NORTH WEST OF HARROGATE.



ADDITIONAL INFORMATION

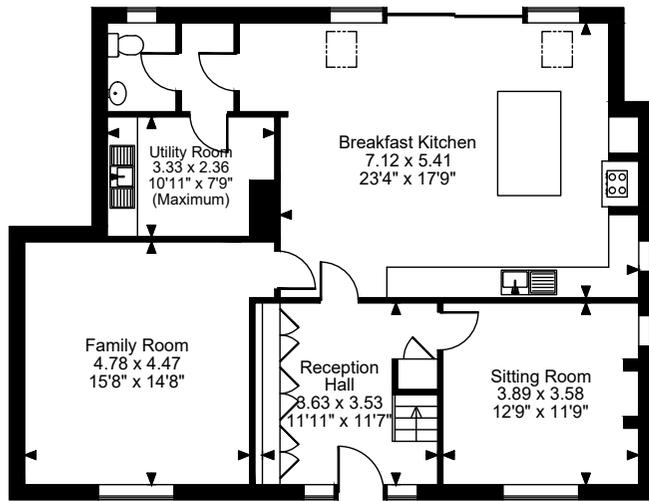
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that all mains services are installed.

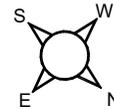
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG3 2PP: Proceed out of Harrogate on the A59 towards Skipton. Shortly after a large layby on the left, turn right into Cold Cotes Road. Proceed to the crossroads and head straight over and down Stumps Lane. At the T junction turn right towards Birstwith and continue for just under ½ a mile. There is a turning on the right into The Holme. Holme Cottage is the first property on the right.

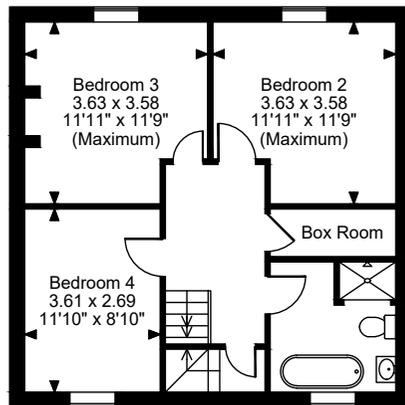




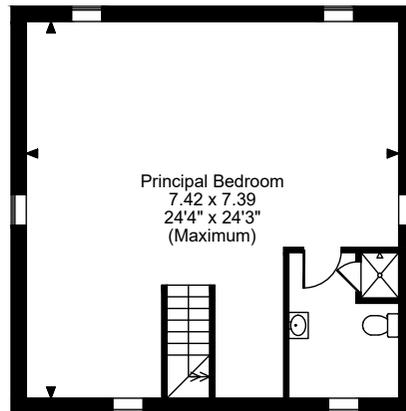
Holme Cottage, Darley
Approximate Gross Internal Area
2,335 sq ft / 217 sq m



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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