



Inglefield, Barrowby Wood, Kirkby Lane, HG3 1HY

£975,000



Description

A superbly appointed four bedroom Edwardian residence forming part of a select gated development, set amidst delightful, mature woodland and grounds of approximately two acres.

This stunning home which offers light and airy accommodation with tall ceilings and spectacular far reaching views. The property has been finished to exacting standards and is ready for immediate occupation. The accommodation, which benefits from oil fired central heating and sealed unit double glazing, briefly comprises: Entrance porch and hall, impressive 26'8" (8.1m) sitting room with double doors to the front terrace, ideal for alfresco dining. There is a separate dining room and a generous breakfast kitchen with bay window and window seat to enjoy the superb view. A study area links the sitting room with the dining room and there is a separate utility room and cloaks/wc.

A split level landing gives access to the master bedroom with double doors to the balcony overlooking the Wharfe Valley and there is an en-suite bathroom. At the rear is a guest bedroom with en-suite shower room, two further double bedrooms and the house shower room.

The woodland extends to approximately 2 acres and is a "bluebell" wood and is particularly spectacular in the Spring. The lawned gardens have been terraced to form ideal viewing positions enjoying panoramic views of the Wharfe Valley.





There is ample parking in front of the double garage 18'9" x 18' (5.7m x 5.5m) which is connected with power, light and water.

The property forms part of a significant Edwardian home, which has been divided into four substantial homes. In total there are six individual homes within a select gated community, delightfully situated between the much sought after villages of Kirkby Overblow and Sicklinghall. The location is ideal for peace and tranquillity, yet only a short distance from Wetherby and therefore the A1(M) for regional travel. There are excellent schools within close proximity in both the private and state sectors for all age groups and the commercial centres of Harrogate, Leeds and York are all within comfortable commuting distance. For national and international travel, Leeds Bradford airport is close by with train stations in Harrogate, Leeds and York.

Tenure

Freehold.

Services

Mains water, electricity and drainage are connected to the property, heating is via an oil fired central heating system.

Council Tax

Band G.

Directions

Leave Harrogate via the Leeds Road and proceed to the roundabout on the southern bypass. Turn left towards York and at the top of the hill take the right hand turn into Kirkby Overblow and follow the road through the village. After approximately one mile Barrowby Wood will be seen as a turning on the right. Follow the drive down the hill and at the fork bear left and the property will be found on your right hand side at the end of the drive.

Details Produced

12th August 2021.









Crompton Whins

Barrowby Wood

The Whins

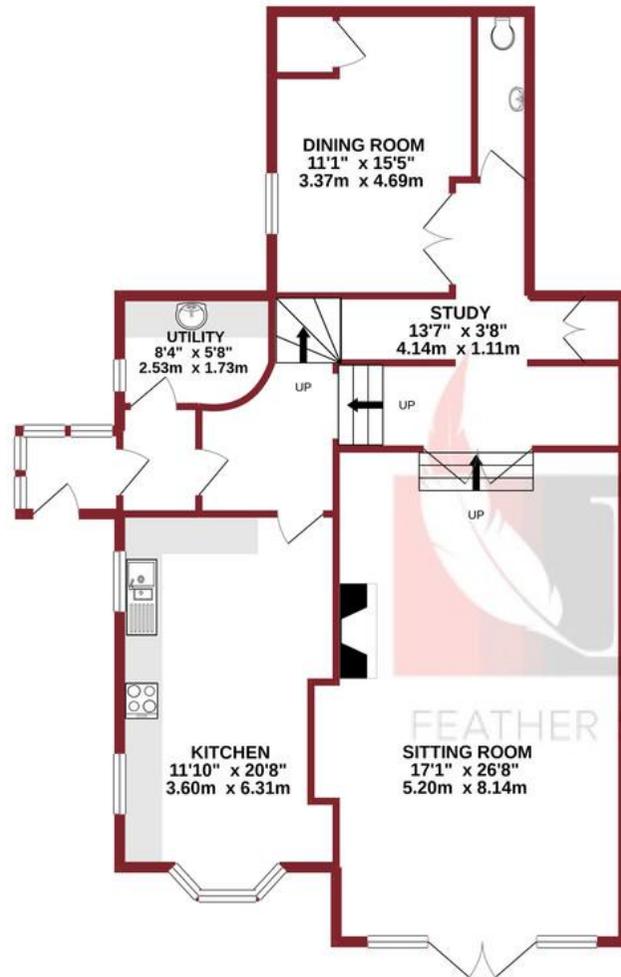
Inglefield

Crompton Manor

Stainburn House

Barrowby Cott

GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2205 sq.ft. (204.8 sq.m.) approx.

Made with Metroxx ©2021

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fsspproperty.co.uk
sales@fsspproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE