



Cornerstone, Bilton Hall Farm, Bilton Hall Drive, HG1 4DW  
£595,000

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#### Description

A most attractive stone built barn conversion situated in this quiet hamlet in open countryside. The property offers deceptively spacious accommodation arranged over two levels and has been recently decorated throughout.

The accommodation briefly comprises: Entrance hall, cloakroom/WC, sitting room, family room, dining room, breakfast kitchen and utility room. The first floor has a master bedroom with en-suite shower room, three further double bedrooms and the house bathroom. The property benefits from gas fired central heating and double glazing throughout.

There are lawned gardens to both the front and rear with a landscaped stone flagged terrace at the front. There is a single garage 17'8" x 9'8" (5.4 m x 2.9 m), which is connected with power and light.

The property has the use of extensive communal grounds including a grass meadow and woodland area.

Bilton Hall Drive is situated off the Harrogate to Knaresborough Road, with a turning nearly opposite Harrogate Golf Club.





The road is a single track road with little traffic as it only serves the houses in the vicinity. There are excellent amenities nearby with both towns of Harrogate and Knaresborough easily accessible and the High Street in Starbeck. Easy access can be gained to the southern bypass and the A1(M) linking with the region's motorway network. There is also the train station in Starbeck which is on the Leeds to York train line.

#### Tenure

Freehold. The communal areas are managed and maintained by Bilton Hall Farm Management Ltd the directors of which are residents of Bilton Hall farm. Maintenance - £93 pcm.

#### Services

All mains services are connected to the property with the exception of drainage, mains drainage is to a septic tank.

#### Council Tax

Band F.

#### Directions

From Station Parade proceed to the traffic lights adjoining York Place and turn left and proceed to the Empress roundabout. Go straight over onto the Knaresborough Road and continue crossing the train line in Starbeck, up the High Street to the traffic lights, at the top go straight on and take the next left hand turn onto Bilton Hall Drive. Continue straight on until seeing an electrically operated five bar gate in front, go through the gate and the property will be seen as the first on the right hand side.

#### Details Produced

27th May 2022.

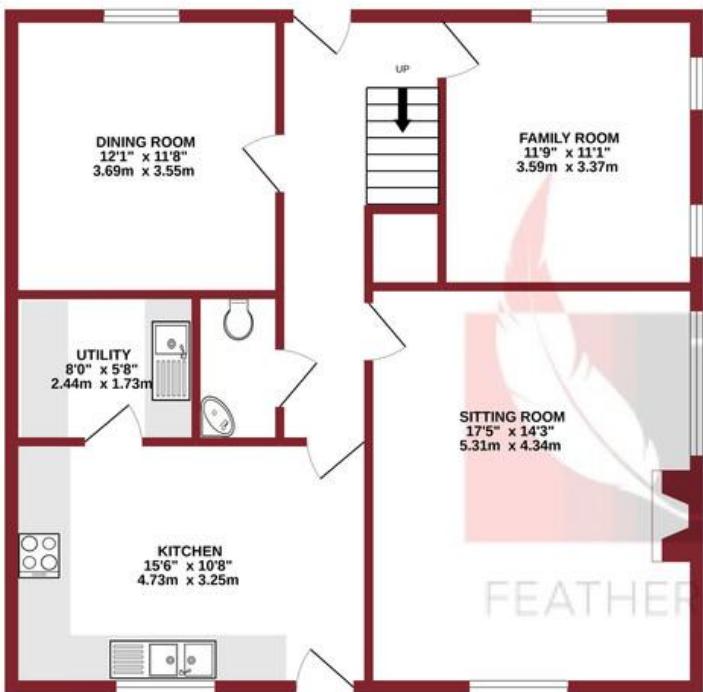




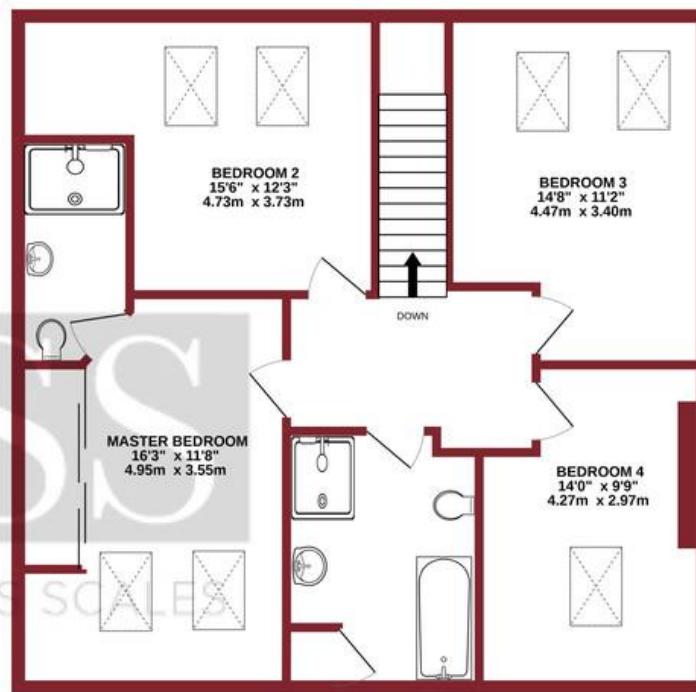




**GROUND FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



**1ST FLOOR**  
863 sq.ft. (80.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1725 sq.ft. (160.2 sq.m.) approx.**

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