



**THE VICARAGE**

Hampsthwaite, Near Harrogate

**Carter Jonas**

## **THE VICARAGE, CHURCH LANE, HAMPSTHWAITE, HG3 2HB**

Harrogate – 5 miles  
Leeds – 20 miles  
York – 27 miles  
A1(M) – 13 miles

Reception hall · Cloakroom · Sitting room · Dining room  
Family room · Kitchen · Utility room · Landing · Four bedrooms · House bathroom · Separate cloakroom  
Tarmacadam drive providing off street parking · Integral garage · Lawned front garden · Private west facing rear garden · Highly sought after village setting

Hampsthwaite is a picturesque village with a good range of everyday facilities including a village shop, post office, primary school, pub, church and a village hall. It is situated in the heart of Lower Nidderdale, a designated Area of Outstanding Natural Beauty. Harrogate, with its extensive range of shopping and recreational facilities, is only 5 miles to the south east. For the commuter, the business centres of Leeds, Bradford and York are within daily travelling distance. Mainline railway stations in Leeds and York (connections are available from Harrogate) provide Intercity services to London's Kings Cross and Leeds/Bradford International Airport is within a 30 minute drive.

The Vicarage is an individually designed detached property which is believed to have been constructed in the 1970s. The property offers well planned family accommodation, arranged over two floors and extending to over 1,800 sqft (167 sqm) of living space. Now in need of some modernisation and possible remodelling, vast potential exists to create a lovely family house in what is arguably Hampsthwaite's most desirable residential area.

Outside, the property sits in the middle of its large lawned gardens with a private rear garden which has a choice west facing orientation.

**AN INDIVIDUAL, ARCHITECT DESIGNED 4 BEDROOM DETACHED PROPERTY PROVIDING WELL PROPORTIONED FAMILY ACCOMMODATION, ADMITTEDLY IN NEED OF SOME MODERNISATION AND POSSIBLE REMODELLING BUT OFFERING SIGNIFICANT POTENTIAL, SET WITHIN LARGE GARDENS IN THE TRADITIONAL HEART OF THIS POPULAR AND SOUGHT AFTER VILLAGE, JUST TO THE NORTH OF HARROGATE.**



There is a further garden to the front, an integral garage and a drive providing ample off street parking.

## ADDITIONAL INFORMATION

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

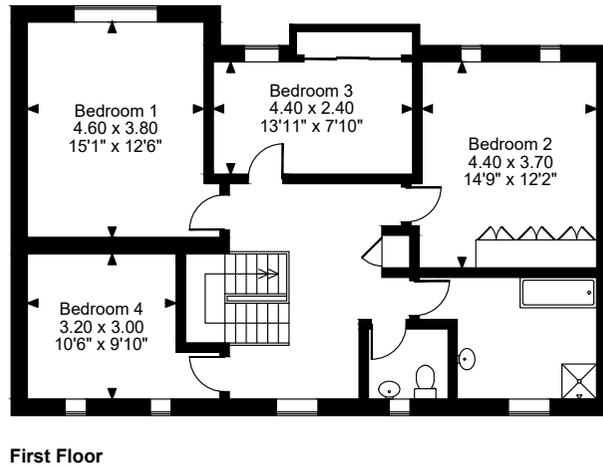
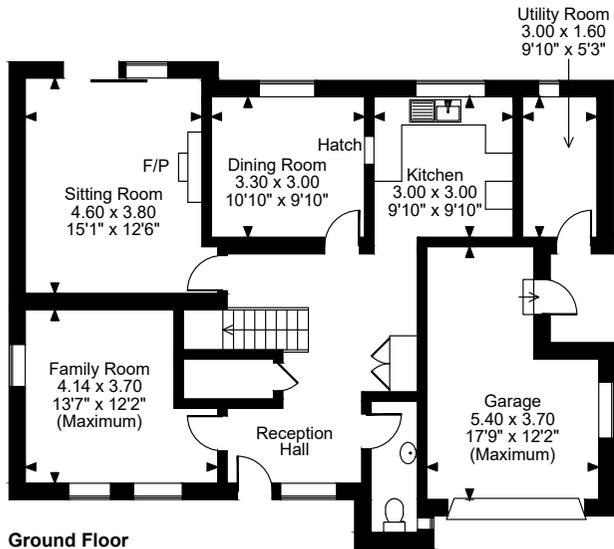
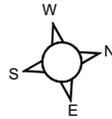
**Services:** We are advised that all mains services are installed. Central heating is provided by means of a gas fired boiler. EPC rating D.

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

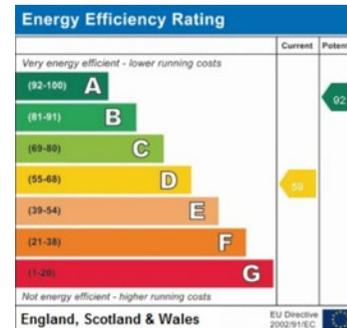
**Directions - HG3 2HB:** Proceed into Hampsthwaite, down the High Street to the village green and branch right into Church Lane. The Vicarage is situated a short distance along on the left hand side.



**The Vicarage, Hampsthwaite**  
**Approximate Gross Internal Area**  
**Main House = 1,882 sq ft / 175 sq m**  
**Garage = 179 sq ft / 17 sq m**  
**Total = 2,061 sq ft / 191 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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