





## THOMPSONS GARTH, 24 HIGH STREET, HAMPSTHWAITE, HG3 2ET

Harrogate - 4 miles

Ripon - 11 miles

Leeds Bradford Airport - 14 miles

Leeds city centre - 20 miles

Four reception rooms • Breakfast kitchen • Four bedrooms • Study • Wine cellar • Mezzanine • Three bathrooms • Detached two bedroom cottage • Triple garage with vast loft • Ample parking • Extensive gardens • Central village location

This beautifully presented property has been modernised to a fabulous standard throughout whilst restoring and retaining many original period features. This family home provides ample entertaining space together with the detached cottage providing further flexible accommodation for dependant relatives, home office, gym or even an additional income.

The main house briefly comprises an entrance hall which opens into the breakfast kitchen with open plan dining room and French doors into the rear patio area and gardens with a utility room and cloakroom. The striking dual aspect, split level living room is located in the oldest part of the house providing a snug area with feature fireplace, and a mezzanine area above the living room. At the opposite end of the house through the inner hallway is a door down to the wine cellar, a striking sitting room with incredible windows and the office.

The first floor has a lovely principal bedroom with dressing room leading into the contemporary en-suite shower room, two further double bedrooms and the house bathroom, the spiral staircase brings you onto the top floor landing with plenty of eaves storage either side of the house a large double bedroom with skylight windows and a seperate shower room.

**A BEAUTIFULLY PRESENTED GRADE II LISTED GEORGIAN HOME WITH PARTS DATING BACK TO THE 18TH CENTURY, STUNNING PERIOD FEATURES, WITH A DETACHED COTTAGE, ALL SET IN EXTENSIVE LANDSCAPED GARDENS IN THE HEART OF THE POPULAR VILLAGE OF HAMPSTHWAITE, ON THE FRINGE OF BEAUTIFUL NIDDERDALE COUNTRYSIDE, JUST 4 MILES FROM HARROGATE TOWN CENTRE.**









The detached cottage offers flexible accommodation currently in the form of a fitted kitchen with dining and lounge area, a double bedroom with shower room and a door to the home gym which could also be used as an occasional bedroom or office with exterior door. The cottage benefits from a private garden and separate access.

The gardens benefit from sunshine throughout the day and is predominantly laid to lawn with paved seating areas to the rear of the house, a sun deck and a hidden corner with timber arbour benefitting from stunning uninterrupted Nidderdale views.

The driveway has electric gates opening out to a vast block paved parking area leading to the detached triple garage with electric doors, power, light, windows and a fold down ladder providing access to a spacious loft area with skylight windows which currently provides excellent storage however could be converted into further accommodation if required, subject to the usual planning consents.

Hampsthwaite is a delightful village, enveloped by the breathtaking scenery of the Yorkshire Dales yet just approximately four miles to the North/West of Harrogate town centre and is thriving with a fantastic array of amenities including The Joiners Arms public house, a village shop, church, community hall, Sophie's coffee shop and restaurant and a vibrant community with a popular food festival, sports clubs and many activities throughout the year for all to enjoy.









## ADDITIONAL INFORMATION

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

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

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - HG3 2ET:** From Harrogate, proceed on the A59 towards Skipton. Turn right into Rowden Lane and down the hill towards the village of Hampsthwaite. At the junction turn right into High Street where 'Thompsons Garth' can be found on the left hand side.





# Thompsons Garth, 24 High Street, Hampsthwaite

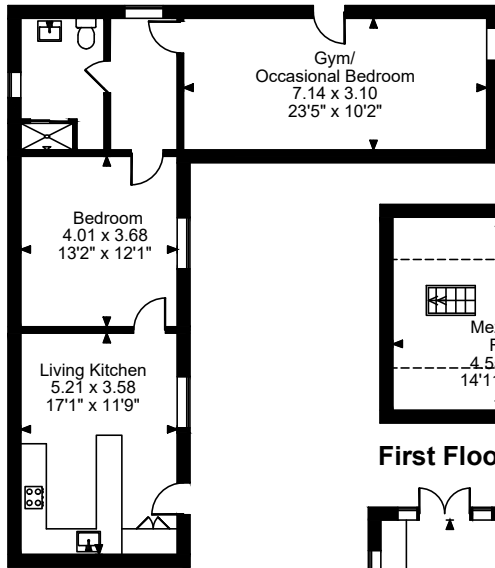
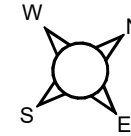
Approximate Gross Internal Area

Main House = 2853 sq ft / 265 sq m

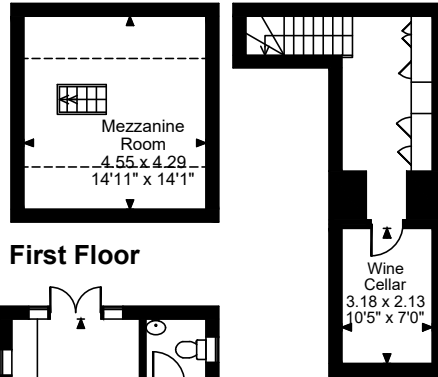
Cottage = 728 sq ft / 68 sq m

Garages = 1378 sq ft / 128 sq m

Total = 4959 sq ft / 461 sq m

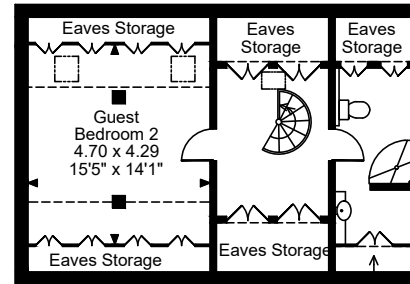


Cottage

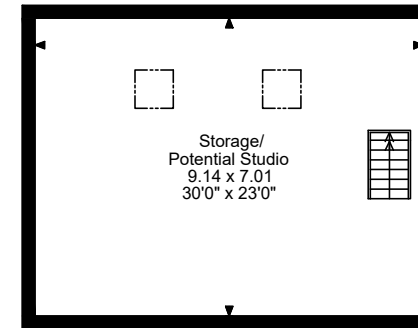


First Floor

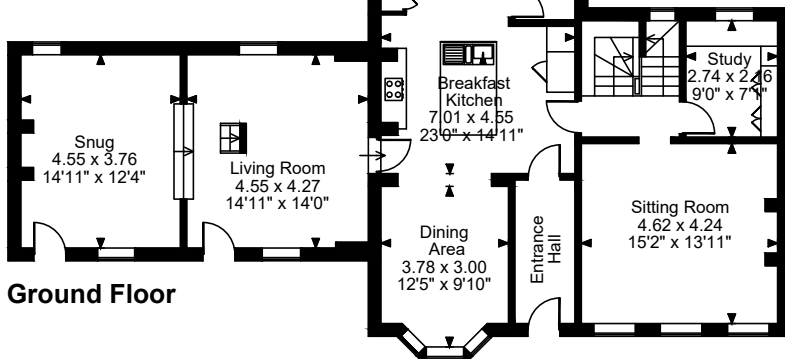
Cellar



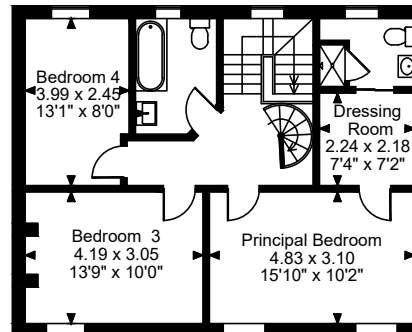
Second Floor



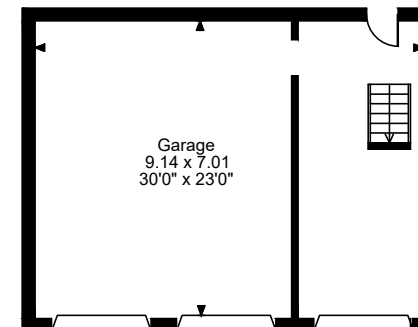
Garage First Floor



Ground Floor



First Floor



Garage Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8637519/SS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13 - 15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### **IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.