



## Daisy Cottage, Lofthouse, Harrogate, HG3 5SF

Daisy Cottage is a truly stunning, unique three/four bedroom detached character home with a private rear garden, having undergone a major programme of extension and refurbishment in recent years to a very high standard, creating the most amazing and flexible living space. The property is located just outside the highly regarded village of Lofthouse, with access to local amenities, Howe Steen Gorge and offers easy vehicular access to Pateley Bridge, Skipton and Harrogate.

Offering generous living space, the accommodation is presented to a high standard throughout and comprises: Lounge with wood burning stove, a modern bespoke kitchen with granite worktops and range cooker, utility room and modern ground floor bathroom. Leading from the kitchen is a dining room with floor to ceiling windows and double doors opening to the rear garden and opens to a further sitting room, again with log burning stove and stairs lead to the main bedroom. From the lounge, a staircase provides access to a landing space and three further bedrooms.

To the outside, there is the benefit of ample off road parking to the front and to the side of the property, attractive split level private gardens with various seating areas and a self contained hut.

We strongly recommend an early viewing to fully appreciate what this unique home has to offer.



**Offers Over £499,950**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Council Tax: C**



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## DESCRIPTION

### Lounge

16'9" x 11'3"

Access via UPVC entrance door, stairs to bedroom one, feature fire place with wood burning stove, storage cupboard, wood flooring, door to:

### Kitchen

11'11" x 9'3"

Quality modern range of tall and base units with granite working surfaces over with inset Porcelain sink unit and mixer hose, space for Rangemaster cooker space for, American style fridge freezer, double glazed sash window, through to Dining Sitting room and door to:

### Utility

Base unit with working surfaces over with inset stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer, part tiled walls, double glazed sash window, door to:

### Bathroom

Quality modern white suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed sash window.

### Sitting / Dining Room

19'8" x 18'8"

Double glazed sash window, double glazed windows, UPVC double glazed French doors to rear garden, feature fire place with log burning stove, radiator, stairs to first floor.

### Bedroom One

19'8" x 15'6"

Access from the lounge, two Velux windows, two double glazed windows, radiator.

### First Floor Landing

Storage cupboard, doors to:

### Bedroom Two

11'6" x 9'3"

Inset ceiling spot lights, fitted wardrobe, door to:

### Bedroom Three

11'11" x 9'5"

Velux window, inset ceiling spot lights.

### Bedroom Four

11'11" x 6'10"

Velux window, electric storage heater, inset ceiling spot lights.

### Out Building

With fitted kitchen and reception room.

### EPC

Environmental impact as this property produces 4.0 tonnes of CO2.

### Material Information

Tenure Type; Freehold

Council Tax Banding; C

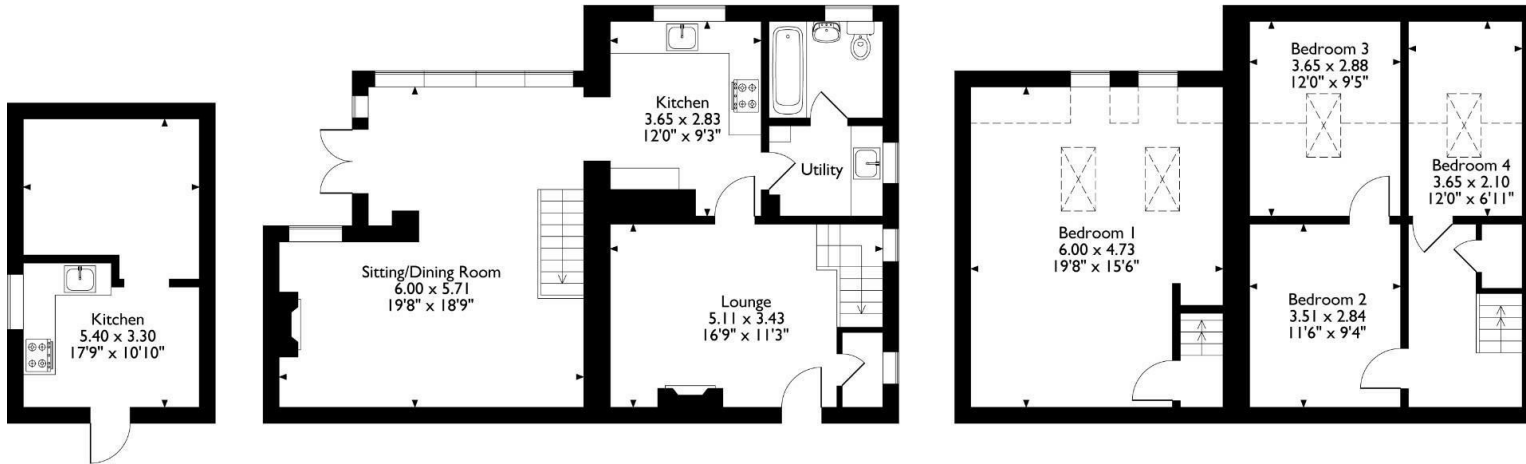








Daisy Cottage, Lofthouse, Harrogate, HG3 5SF  
 Approximate Gross Internal Area  
 Main House = 125 Sq M/1346 Sq Ft  
 Outbuilding = 18 Sq M/194 Sq Ft  
 Total = 143 Sq M/1540 Sq Ft



**Outbuilding**

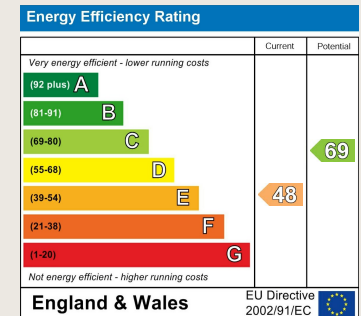
**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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