



Stonehaven, Heyshaw, HG3 4HD

A superb opportunity to purchase 'Stonehaven', a versatile, individually designed four/five double bedroom detached family home with separate study, generous gardens and parking for a number of vehicles along with a three berth garage, offering over 2,300 sq ft of living space. The property is situated in the highly sought after Nidderdale hamlet of Heyshaw, with the most enviable views over rolling countryside.

With oil fired central heating, the accommodation is presented to a high standard throughout and comprises: Entrance hallway with guest WC, sitting room with dual aspect windows, the modern breakfast kitchen/snug area is the heart of the house with a central island, granite worktops and log burning stove, a conservatory is accessed via double doors from the kitchen and a large utility/boot room.

Stairs from the kitchen lead up to a landing which serves a second lounge/bedroom, study with double doors opening to a raised decked seating area, a further bedroom and house bathroom with four piece suite. The lower ground floor, again with stairs from the kitchen lead to three further double bedrooms, two of which have en-suite shower rooms.

To the outside are extensive gardens to four sides with far reaching views, a raised decked seating area, storage sheds, a three berth car port and parking for a number of vehicles.

The property is located approximately 2 miles from Dacre and the adjoining village of Summerbridge which provide access to wide ranging local amenities including, local shops/village stores, primary school, two public houses, doctors surgery, hardware shop and petrol station.

There is the opportunity to purchase more land which is available by separate negotiation.



Guide Price £800,000

HUNTERS[®]
EXCLUSIVE

Council Tax: C

Stonehaven, Heyshaw, Harrogate, HG3 4HD

DESCRIPTION

Entrance Hall

Access via UPVC stain glassed door, UPVC double glazed window to front elevation, radiator, solid wood flooring, door to:

WC

Low level WC, pedestal wash hand basin, extractor fan, part tiled walls, tiled floor, extractor fan.

Utility Room

13'9" x 12'5"
UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors to rear garden, wall and base mounted units with working surfaces over with inset sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer, space for under counter fridge, oil boiler, radiator, stone flooring.

Sitting Room

17'3" x 17'1"
UPVC double glazed windows to front and side elevation, radiator, TV point, solid wood flooring, inset ceiling spot lights,

Kitchen/ Breakfast Room

20'2" x 15'8"
Quality bespoke kitchen comprising wall and base units with granite working surfaces over with inset stainless steel sink unit and mixer tap, Rangemaster cooker with extractor hood over, integrated dishwasher, Central island also with granite top and breakfast bar, American style fridge freezer. Seating area with log burning stove. Access to upper and lower floor, door to:

Conservatory/ Dining Room

16'0" x 8'11"
UPVC and brick construction, solid wood flooring, two radiators, feature exposed brick wall.

First Floor Landing

Radiator, doors to:

Bathroom

Quality white suite comprising corner bath, shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, towel rail, tiled walls and floor, UPVC double glazed window to rear elevation, inset ceiling spot lights.

Snug/ Bedroom 5

18'9" x 13'2"
UPVC double glazed windows to front and side elevations, gas fire and surround, radiator, TV point, solid wood flooring.

Office

11'10" x 6'5"
UPVC double glazed French doors to Balcony, solid wood flooring, loft access with pull down ladder to a boarded loft with light.

Bedroom 3

12'9" x 11'10"
UPVC double glazed window to side and rear elevations, solid wood flooring.

Lower Ground Floor Hallway

Radiator, under stairs storage, airing cupboard, doors to:

Bedroom 2

13'2" x 12'3"
UPVC double glazed window to front and side elevations, radiator, fitted wardrobes, TV point, door to:

Ensuite

White suite comprising corner shower with glazed screen, low level WC, bidet, wash hand basin with cupboard under, radiator, tiled walls and floor, UPVC double glazed window to front elevation.

Bedroom 4

12'4" x 9'0"
UPVC double glazed window to side elevation, solid wood flooring, TV point, radiator.

Bedroom 1

12'3" x 10'2"
UPVC double glazed window to side elevation, TV point, radiator, door to:

Ensuite

White suite comprising shower cubicle with shower over and glazed screen, low level WC,

pedestal wash hand basin, tiled walls, radiator, extractor fan.

Outside

Many attractive multi functional garden areas within the property to include private dining and entertaining areas, stunning views, recreational pitch and trampoline area. A large driveway provides ample off street parking for multiple cars with covered parking areas. Two large storage sheds with power and light laid on.

EPC

Environmental impact as this property produces 11 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; C





Stonehaven, Heyshaw, Harrogate, HG3 4HD
 Approximate Gross Internal Area
 Main House = 216 Sq M/2325 Sq Ft
 Outbuilding = 16 Sq M/172 Sq Ft
 Total = 232 Sq M/2497 Sq Ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

01423 536222

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

harrogate@hunters.com

