



## The Corn Mill, Fringill Lane, Harrogate, HG3 2PY

**OFFERED TO MARKET CHAIN FREE.** Located in the most popular and desirable upper valley of the River Nidd and close to the natural beauty of the Yorkshire Dales Countryside. If you enjoy walks, the outdoors and beautiful countryside, this is the ideal property. It is close to four lovely reservoirs, the National Trust sites of Brimham Rocks and Fountains Abbey and beautiful Harrogate. Or you can just sit in the garden and relax near the mill pond with lovely views.

A rare opportunity to acquire this well-appointed, characterful freehold property. Arranged over four floors is this charming and beautifully presented four bedroomed mill conversion.

This charming mill dates back to 1822 having received the bespoke mill conversion around 2012. The property is very generous in size and has the benefit of ample parking for two vehicles, double glazing, gas central heating and offers neutral decoration throughout to make your own mark on.

**Guide Price £440,000**

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

**Council Tax: F**



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## DESCRIPTION

### Entrance Hall

French doors reveal a spacious reception hallway and staircase with an elegant spindle balustrade leading to the first and second floor.

### WC

A downstairs cloakroom with useful under stairs storage currently housing the Worcester combi boiler, low flush WC and hand wash basin.

### Kitchen Dining Room

The kitchen is a light and bright room with high ceilings and original exposed timber ceiling beams. The kitchen has dual aspect windows to include a further single French door to the front elevation and is accessed via the hallway. This spacious Dining kitchen offers a range of country style cream wall and base units with solid timber worktop to include a stainless-steel sink with stylish mixer tap and island/breakfast bar. Integrated appliances to include a fridge, freezer, dishwasher, washing machine, chrome electric oven, five ring gas hob and extractor hood.

### First Floor Landing

A spacious and light space with double glazed window to the front elevation, central heating radiator and staircase leading to the second floor with French doors leading out into the side courtyard and gardens offering a charming outdoor space with gravelled area and countryside views.

### Lounge

17'5" x 16'2"

An impressive and generous sized lounge with high ceilings and exposed timber ceiling beams, carpet flooring and dual aspect windows to the front and side elevation, providing stunning countryside views.

### Second Floor Landing

Double glazed window to rear elevation and stairs leading up to the third floor.

### Bathroom

The house bathroom is of a generous size and has the benefit of a white three-piece bathroom suite to include a white panelled bath. chrome electric shower, low flush W.C and hand wash basin with pedestal. The house bathroom is partially tiled with inset ceiling spotlights, extractor fan and laminate flooring. There is a double-glazed window to the front elevation.

### Bedroom One

17'7" x 11'8"

A further light and spacious room with double glazed window revealing far reaching countryside views to the side elevation, exposed timber ceiling beams, carpet flooring and en suite.

### Ensuite Shower Room

Fitted with a white three-piece suite consisting of a walk in shower enclosure with chrome electric shower, pedestal wash hand basin and low-level WC. Tiled walls, original timber ceiling beams, inset ceiling spotlights and white central heating radiator, extractor fan, laminate flooring and window to the front elevation.

### Bedroom Two

10'2" x 8'5"

Currently used as a study is this light and bright bedroom. With the benefit of double glazed window to the front elevation, original timber ceiling beams, central heating radiator, carpet flooring, telephone and television points.

### Third Floor Landing

Original timber ceiling beams continue, doors leading to bedrooms.

### Bedroom Three

16'9" x 13'6"

A further light and bright room with a Velux window, original ceiling beams, central heating radiator, carpet flooring, telephone and television points.

### Bedroom Four

16'0" x 14'0"

A further double bedroom offering a glazed window to side the side aspect with far reaching views, original timber beams, Velux window, central heating radiator, telephone and television points.

### Outside

To the front of the property is a gravelled courtyard, providing parking with two allocated parking spaces. Purpose built bin stores are allocated for the property. To the rear is a private gravelled courtyard area is accessed via the first floor landing and offers an ideal outside space for entertaining. With the added benefit of power and lighting, retaining fence and gated access to a wooden country bridge over the very pretty mill pond with steps leading up to a further grassed

area which reveals stunning, far reaching countryside views.

### EPC

Environmental impact as this property 4.7 tonnes of CO2.

### Material Information

Tenure Type; Freehold  
Council Tax Banding; F







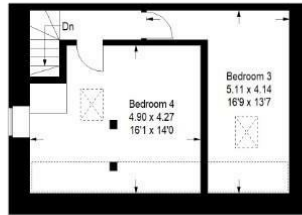


### The Corn Mill

Approximate Gross Internal Area  
(Excluding Reduced Headroom)  
151.3 sq m / 1629 sq ft



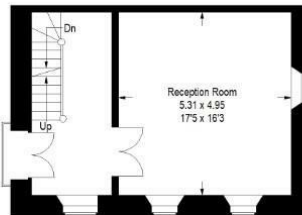
Second Floor



Top Floor



Ground Floor



First Floor

■ Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.  
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## 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			
(69-80) C			
(55-68) D			
(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.

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