



THE OLD BOOT STORE, MAIN STREET  
Summerbridge, Harrogate



GSC GRAYS

PROPERTY • ESTATES • LAND

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# THE OLD BOOT STORE MAIN STREET

Harrogate, HG3 4JF

A delightful four bedroom cottage style home, immaculately modernised, and situated in the heart of a popular village in Nidderdale, an Area of Outstanding Natural Beauty.

## ACCOMMODATION

- Immaculate stone village house
- Beautifully presented throughout
- Flexible 4 bedroom layout
- High specification
- Private rear garden with wooded aspect
- Heart of village location
- Great local facilities
- Nidderdale AONB



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## Situation and Amenities

Summerbridge is situated between Harrogate and Pateley Bridge and is widely regarded as an ideal English village with a complete range of local facilities including a highly regarded school, local shops and a regular bus service. This highly desirable house sits in the midst of these amenities with the added benefit of bordering grass land to the rear with a pleasant wooded backdrop.





### Description

Originally believed to date from the late 1700s, and, as the name suggests, for many years the village cobbler, the property was initially converted to a dwelling in the 1990s. It has subsequently had significant extension to the rear as is immediately apparent from internal inspection.

The property extends to a floor area of approximately 1280 sq ft with a spacious reception hall having double doors opening to a lovely main sitting room with exposed beams and an open fire being the epitome of dales living. The high specification dining kitchen is fully equipped as one would expect with a property of this calibre, also having double doors leading to terracing and then steps to the predominantly lawn rear garden. The ground floor is complimented by a good-sized study off the hallway, plus cloakroom/utility facilities.

The first floor is no less impressive with a substantial master suite comprising a double bedroom with fitted wardrobes and a superb en-suite bathroom with stunning free standing bath and views overlooking the rear garden and meadow beyond. There are three further bedrooms offering flexibility of use plus a high specification house bathroom.



## Outside

Outside the gardens lie to the rear being predominantly lawned, being well screened to the boundaries on either side and so affording good privacy. The garden culminates with a strategically situated raised sun terrace adjacent to the rear boundary overlooking grassland with the woods beyond. Access to the rear garden can also be gained down the side of the property.

## Tenure

Freehold with vacant possession on completion

## Services

All main services are installed.

## Local Authority and Council tax

North Yorkshire Band E

## What 3 Words

takers.broad.microchip

## Viewings

Specifically by appointment through GSC Grays 01423590500

## Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# The Old Boot Store, Summerbridge HG3 4JF

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

