

GREYSTONES

Kettlesing, near Harrogate



HOPKINSONS
ESTATE AGENTS



GSC GRAYS

PROPERTY • ESTATES • LAND

GREYSTONES

KETTLESING LANE, KETTLESING, HARROGATE HG3 2LR

AN EXCEPTIONAL RECENTLY CONSTRUCTED COUNTRY HOUSE OF GENEROUS PROPORTIONS, BUILT TO AN EXACTING SPECIFICATION AND STANDING IN JUST OVER 2 ACRES OF GROUNDS IN A QUIET YET CONVENIENT SETTING TO THE WEST OF HARROGATE.

Reception Hall • Cloakroom/WC • Open plan living kitchen • Formal sitting room
Studio • Cinema room • Master bedroom suite • Guest bedroom suite
Three further double bedrooms • Two bath/shower rooms (one en suite)

Gated entrance • Double garage • Covered and open terracing

Sweeping lawns • Paddock.

IN ALL SOME 2.1 ACRES (0.85 HA)



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Situation

Greystones has been specifically designed to take advantage of the gently undulating topography of the much admired countryside on the edge of the Nidderdale National landscape (AONB). The village of Kettlesing and indeed other adjacent villages including Hampsthwaite and Birstwith offer good local amenities, including a choice of primary schools, popular pubs, churches that combine to create a strong sense of community for which North Yorkshire is known. The wide-ranging attractions and facilities in Harrogate including a direct rail service to London Kings Cross via LNER.





There is an increasing number of flight options from Leeds Bradford Airport, some 20 minutes drive. The towns and cities of the West Yorkshire conurbation are within comfortable commuting distance.

Accommodation

With contemporary continental styling, there is a strong emphasis on an open plan living, Greystone is arranged over three floors and extends to some 4809 sq ft (446.75 sq m) excluding garaging and naturally takes advantage of its setting with a wide southerly aspect to the rear.

Approached through an imposing electric gated entrance and sweeping driveway, there is an impressive stepped approach to the upper ground floor reception hall and then double doors into the full length plan living kitchen that forms the centrepiece of this exceptional home. The kitchen has been comprehensively equipped as one would expect with a property of this calibre, with an orientation to the southern aspect and access to covered and open terracing that is ideal for summer entertaining. There is a formal sitting room on the eastern side of the house that also benefits from a southern aspect over the sweeping lawn gardens.



The whole of the first floor is dedicated to a master suite which in itself of some 668 sq ft (62.05 m²) encompassing a large bedroom with a feature full height pitched ceiling and panoramic windows enjoying views towards Lower Nidderdale, plus a large ensuite provision and separate dressing room.

The lower ground floor offers complete flexibility and is ideal for family living with a large multipurpose studio room, separate cinema room plus an excellent bedroom provision. A guest bedroom suite (that could also be utilised as dependent relatives accommodation) is complimented by three further double bedrooms and two bath/shower rooms being ensuite or as a Jack and Jill arrangement.

Greystones stands particularly well in its own grounds of just over 2 acres encompassing formal lawn garden plus paddock that is ideal for both amenity and privacy purposes.

Additional information

Specification: A detailed specification of this wonderful individual home is available on request from the selling agents.

Tenure: Freehold with vacant possession on legal completion

Local Authority and Council Tax: North Yorkshire Council.

Tax Band: To be assessed

Energy Performance Certificate: Rating B

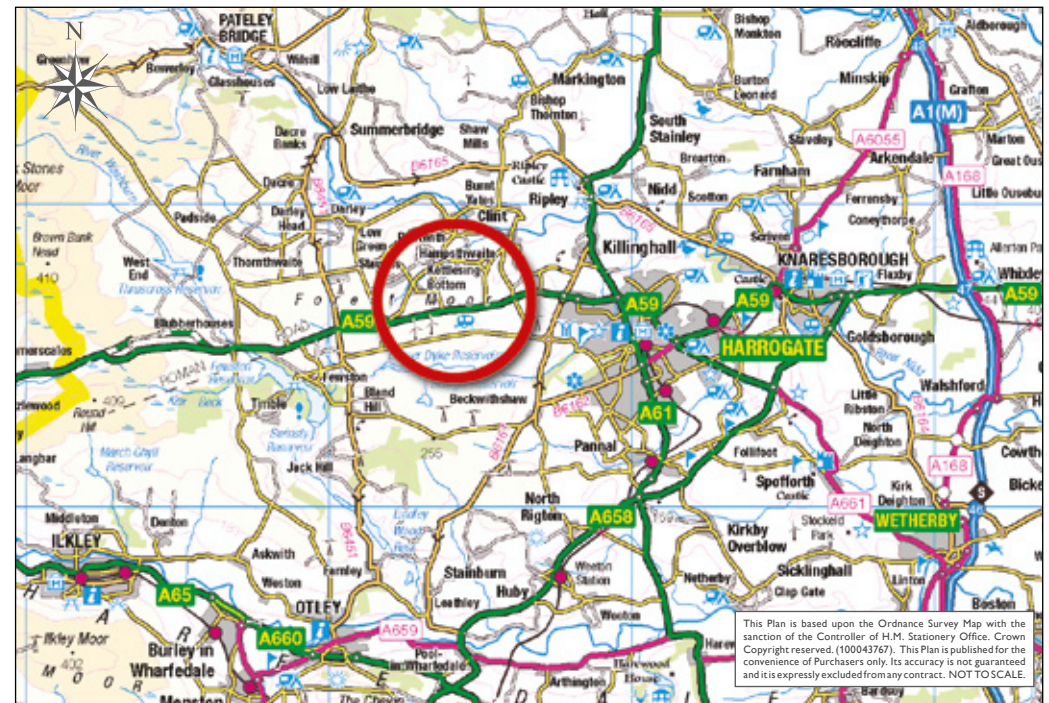
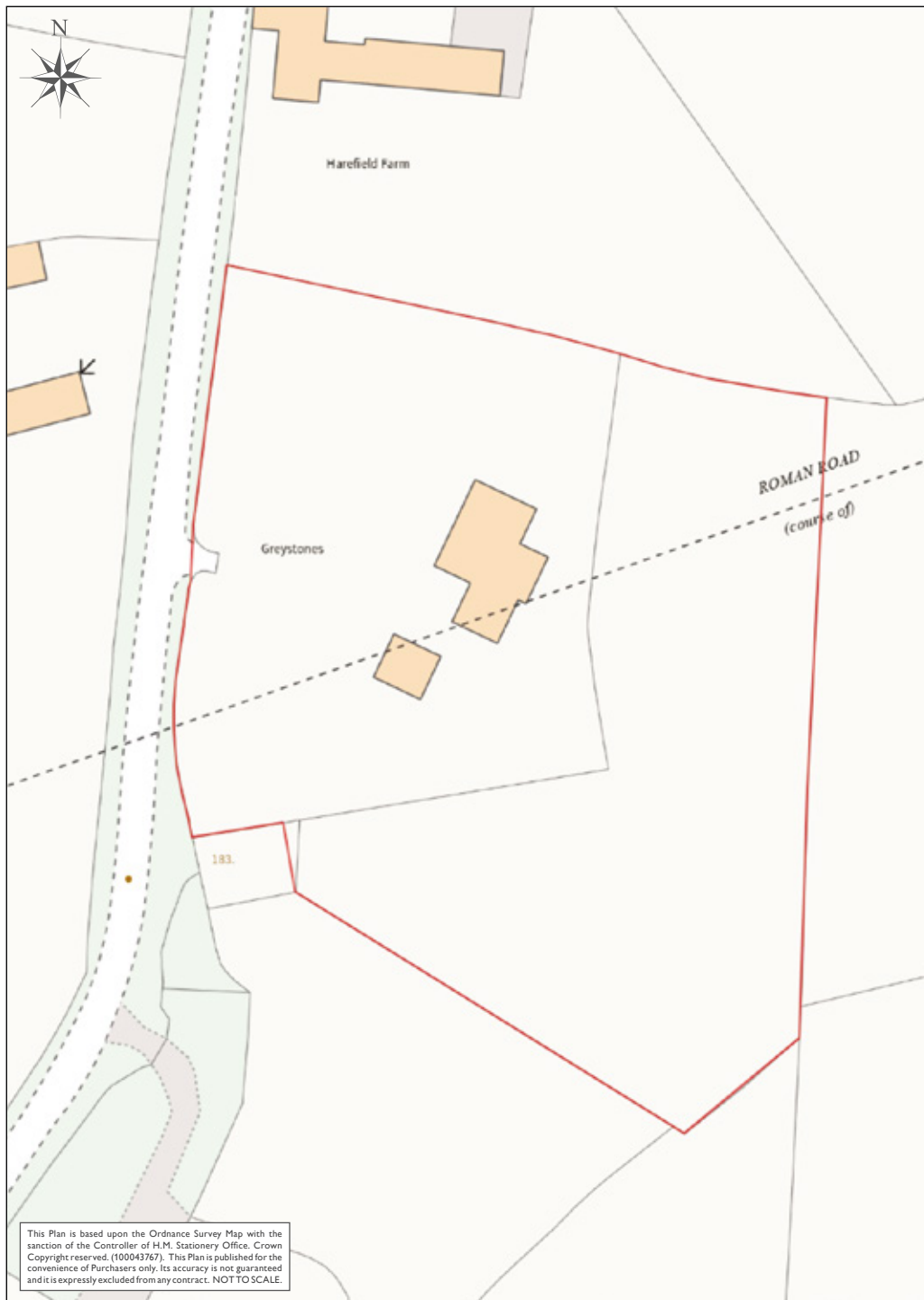
Services: Mains water and electricity, private drainage, air source heating.

Easement and rights of way: The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

what3words: ///sandpaper.lollipop.gravy (driveway entrance)

Viewing arrangements: Strictly by appointment through the joint selling agents - GSC Grays 01423 590500 or Hopkinsons 01423 501201

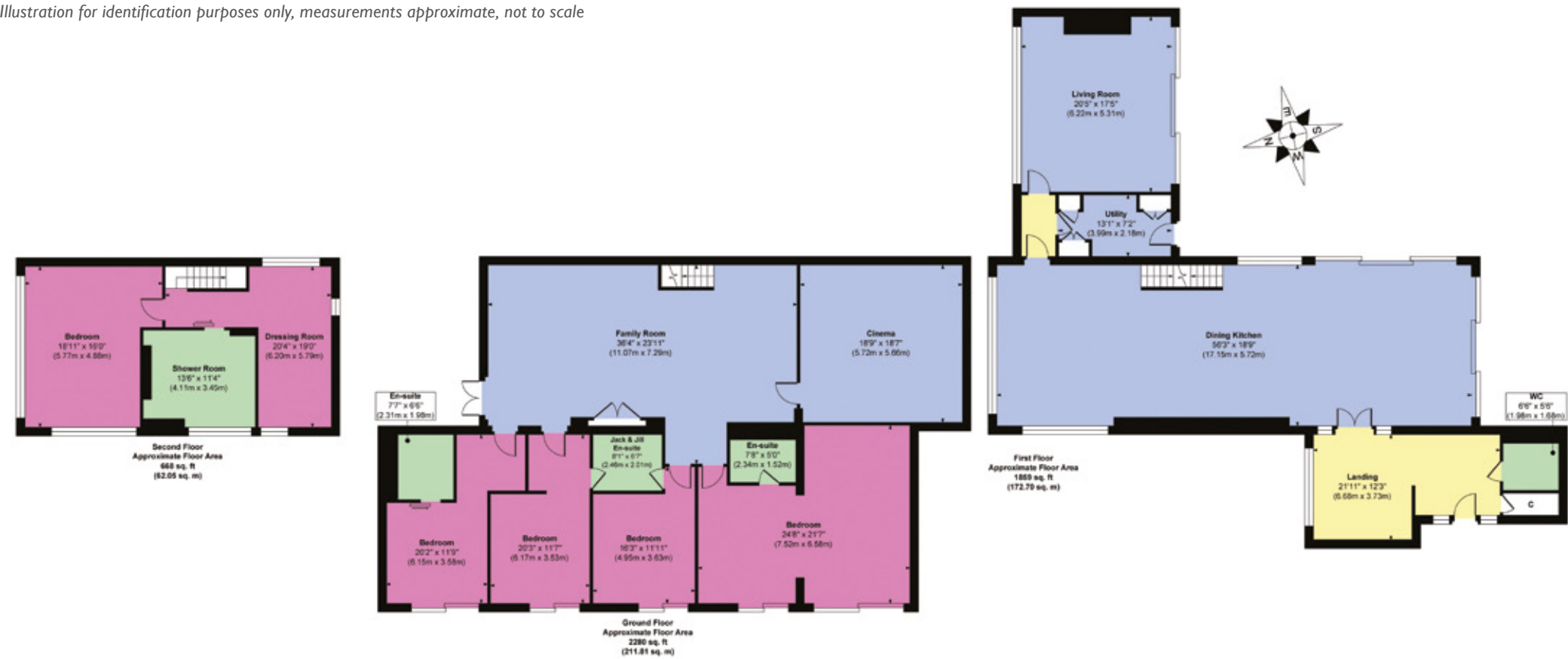




GREYSTONES, KETTLESING

Approx. Gross Internal Floor Area: 4809 sq ft / 446.75 sq m

Illustration for identification purposes only, measurements approximate, not to scale



DISCLAIMER NOTICE:

- PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.