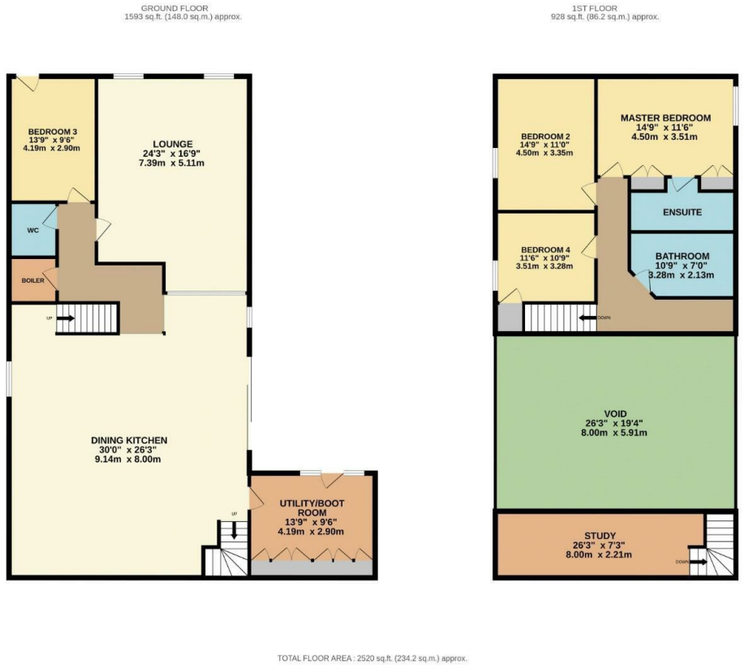
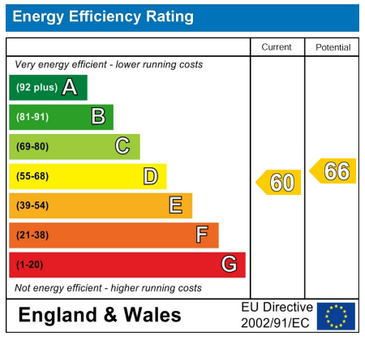
Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on A59 Skipton Road, at Blubberhouses turn left onto Church Hill and continue along the road and then down the hill, over the bridge and Beecroft Farm is the first property on the left clearly marked by a Hopkinsons For Sale Board.

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,095,000

Beecroft Barn Church Hill, Timble, Timble, LS21 2NS

4 Bedroom Barn Conversion

An immaculate four bedroomed barn which was converted by the current owners in 2019 and finished to an exacting standard and offers spacious living accommodation throughout and located on the West of Harrogate near the village of Timble. NO ONWARD CHAIN.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas LPG heating and double glazing the living accommodation comprises; front door leading into the boot room/utility room, glazed door leading into the stunning living kitchen with vaulted ceiling and exposed beams, with a feature glazed framed window looking into the family lounge, fourth bedroom, boiler room and downstairs w/c.

Handmade fitted kitchen includes; two Bosch ovens, warming tray, induction hob, integrated dishwasher, fridge and freezer and there is a hidden walk in pantry cupboard. Overlooking the kitchen there is a mezzanine level which is currently used as a study area.

On the first floor the landing leads to the Master bedroom with bespoke fitted wardrobes and ensuite shower room with walk in shower, w/c and hand basin. second and third double bedrooms, one with a built in storage cupboard and modern house bathroom with shower over the bath, w/c and hand basin.

Outside

Surrounded by countryside and woodland the outside offers plenty of seating areas to enjoy the views, astro turf lawn suitable for use all year round, sweeping gravelled driveway which offers off street parking for multiple vehicles. There are two useful storage containers which have power. There is also an additional parcel of land which the current owners used to keep chickens, but could be used for multiple uses.

Surrounding Area

Timble is a quaint character village that is nestled in beautiful countryside and is situated a short distance from both Swinsty and Fewston reservoirs where there are amazing waterside walks that can be enjoyed. There are good road networks that provide quick access to Otley, Ilkley ,Skipton, and Harrogate.

















