The Blands

Watsons Lane | Norwood | Harrogate | HG3 1TA

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Harrogate 6.5 miles, Otley 7 miles, Ripon 17.5 miles, Leeds 20 miles. (all distances approximate)

A Beautiful Barn Conversion With Additional Accomodation And Breathtaking Views Situated Within Easy Access To Harrogate.

Croft
Residential
toby@croftresidential.co.uk
01904 238222

Accommodation and Amenities

Entrance hall, sitting room, dining kitchen, guest bedroom with ensuite shower room, utility room and cloakroom/w.c.

Master bedroom with built in wardrobes and ensuite shower room, two further double bedrooms and a house bathroom.

Annexe:

Two double bedrooms both with ensuite shower rooms.

Outside:

An enclosed South facing lawned garden, large patio seating area, Oak panelled double garage and granite and gravel driveways.

Introduction

The Blands is a glorious, stone built detached barn conversion which has been modernised throughout by its current owner. The Blands is fabulously individual and retains its character and period features throughout. The property has personality and charm throughout with a contemporary feel created by the high-quality fixtures and fittings. The property benefits from satellite internet, underfloor heating throughout the ground floor and is located within a short drive or Harrogate and Leeds (Ubers available for convenience). The setting is also superb with far reaching views across spectacular Yorkshire countryside.

The sitting room is impressive with a wood burning stove, exposed brick feature wall, high ceiling with beams and a large picture window capturing the views. The dining kitchen has recently been re fitted an includes an integrated dishwasher, double fridge and a freestanding electric range cooker with six ring gas hob. At the far side of the kitchen there is ample space for a large dining table ideal for everyday open plan family living or entertaining guests. A spacious utility room also offers additional storage space as well as space for a freezer and a washing machine along with a cloakroom/w.c.

In addition, the ensuite guest bedroom is located on the ground floor with separate access to the garden and views over fields. A bespoke oak staircase leads to the first floor, the spacious master bedroom is located at the far side of the property with built in wardrobes, an ensuite shower room and views over the rolling hills. Two further double bedrooms are located on the first floor with equally amazing views and the Burlington house bathroom with twin sinks and free-standing tub bath.

Externally the attractive landscaped garden benefits from the superb views and a perfectly positioned patio terrace catching the lunchtime and evening sun ideal for alfresco dining. (direct access can be found from the living room, the dining kitchen and the guest bedroom).

A double garage with oak cladding, granite driveway and second gravelled driveway provide ample private parking for up to six cars. The driveways can be accessed through bespoke oak double gates from Watsons Lane.

Annexe: A second converted barn is located between the double garage and the property. This offers additional accommodation which could be utilised in a number of ways. The annexe has a hallway with engineered oak flooring, two double bedrooms with ensuite shower rooms and access to the rear garden. This space could be used as home offices or as part of a holiday let/B&B.

Planning: Further planning has been granted to extend the accommodation to include a second floor extension onto the annexe and an orangery/sun room. – Please contact Croft residential for further information.

Environs

The Blands is set in an idyllic location within an area of outstanding natural beauty close to Fewston and Swinsty reservoirs with many scenic walks nearby.

The property is located less than 7 miles from Harrogate which offers all amenities one would require. Harrogate has no shortage of attractions, whether you love the great outdoors or prefer shopping and good food, beautiful gardens, history, art, culture or theatre, it has it all.

Additional Information

Services
We are advised that the property has Mains electric and water. The central heating is fuelled by an oil boiler and there is private drainage via a septic tank. (solely for The Blands)

Local Authority
Harrogate District Council
www.harrogate.gov.uk
01423 500 600

Tenure
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions
From Harrogate, proceed down Penny Pot Lane. At the bottom at the T junction turn left and pass The Sun Inn at Norwood. Take your first left onto Watson Lane where the property is easily found on the right hand side.

Viewing
Strictly through the selling agent.
Croft Residential
Pavilion 2000
Amy Johnson Way
York
YO30 4XT
01904 238222
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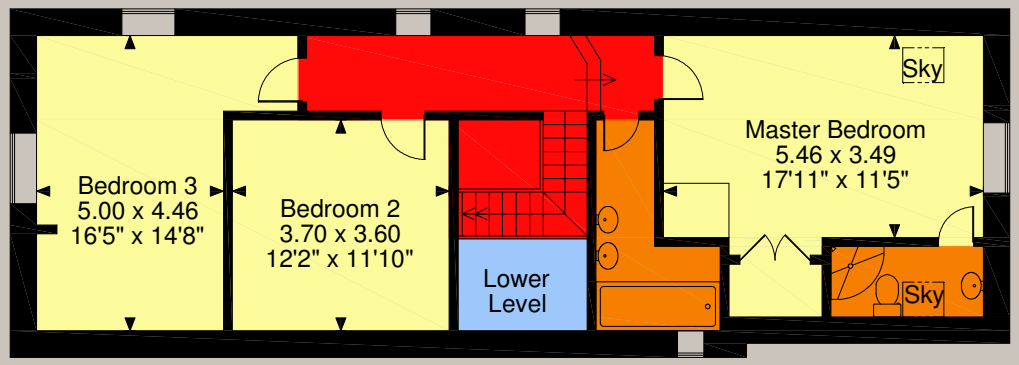
www.croftresidential.co.uk

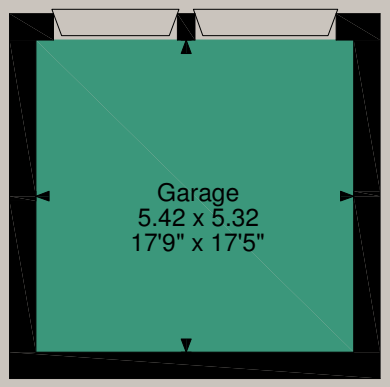
The Blands, Watsons Lane, Harrogate

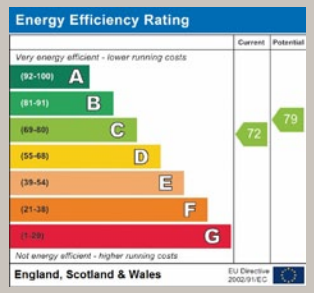
Approximate Gross Internal Area
Main House = 2325 Sq Ft/216 Sq M
Garage = 310 Sq Ft/29 Sq M

Ground Floor



First Floor





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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