



COW CLOSE COTTAGE

Hartwith

A wonderful 4 bedroom home with beautiful gardens, far reaching views, a wild lower meadow and paddock land -
A true lifestyle property!



IMPRESSIVE *Arrival*

Not only is Cow Close Cottage a very attractive stone built house it is also in a fantastic location, sitting off a 'sleepy' lane in Hartwith and surrounded by beautiful rolling countryside.

The current owners have created the most idyllic place to live and one that is perfect for those looking to live 'the good life' and make this their 'lifestyle' property.





The kitchen is well equipped with a Rayburn to keep it warm and is a perfect place for everyday dining. Off the kitchen is a useful utility and the rear hall which is a fantastic boot room (which has a pretty feature fireplace).

THE HEART *Of the Home*

The house is spacious and light, beautifully presented and the main reception rooms make the most of the landscaped garden and uninterrupted views of open fields and countryside towards Harrogate. The most recent addition to the house is the sitting room that has doors that open out on to the terrace and garden, spectacular views to the south and a log burning stove. This is perfect for entertaining all year round! The dining room is adjacent and also has access to the garden and a log burner.





REST & Rejuvenate

Upstairs there are four bedrooms and a house bathroom. The principal bedroom has the benefit of an ensuite. Bedroom four is currently used as a study by the current owners but was originally a bedroom. All the bedrooms are a good size and have in built wardrobes.





The garden is exceptional and has been lovingly created by the owners – it is private, beautifully manicured and enclosed with mature shrubs and planting and has a natural stream running through it. The lawned area to the front of the house leads to a ha ha that then drops into a wild flower meadow.



To the other side of the garden and meadow is an orchard with a variety of fruit trees and paddock land. To the rear of the property there is a driveway with plenty of parking and a double garage with a mezzanine level for additional storage as well as a workbench. At the rear of the garage are useful stores. To one side of the house is a large garden store as well as a water treatment shed and log store. Cow Close Cottage is definitely a property that needs to be seen and discovered to get a sense its true tranquillity and idyllic nature.



GLORIOUS *Gardens*

This faces south and enjoys sunshine for pretty much all day. The terrace that runs along the front of the house is perfect for alfresco entertaining, but there are also many other sitting areas dotted around the garden to enjoy the views and listen to the stream babbling through! The garden continues further beyond the ha-ha to one side of the wild flower meadow and has a greenhouse (with light and power) and raised beds and trees along the border.





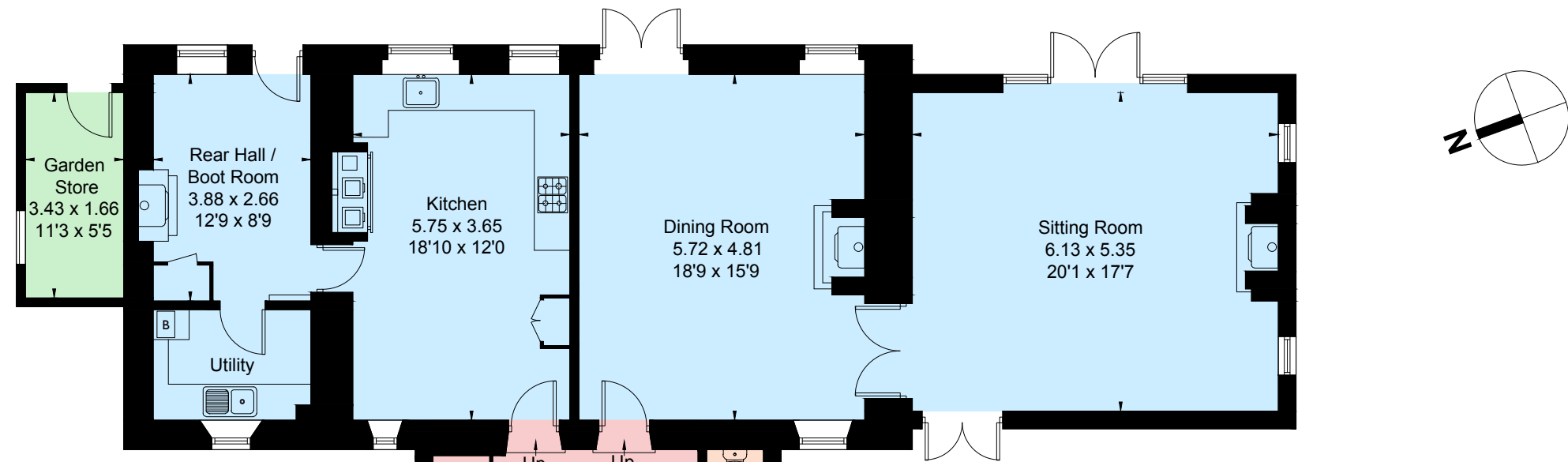
ON YOUR *Doorstep*

Hartwith sits to the north west of Harrogate and is surrounded by stunning countryside with plenty of fantastic walks, bridle and cycle paths to enjoy from your back door.

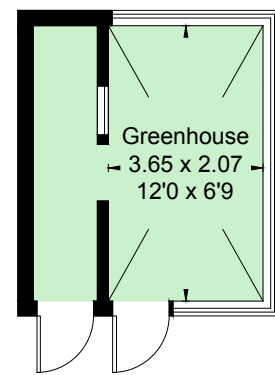
Ripley village is a few miles away which has an excellent village store and cafés and other local shopping is available in the market town of Pateley Bridge and well serviced villages of Summerbridge and Dacre Banks. For more shops, cafes (even a Betty's), restaurants, a theatre, Everyman cinema, and supermarkets the Spa town of Harrogate is only a 20 minute drive away. The rail station links from Harrogate are excellent – to Leeds, York and London for example -and Leeds Bradford airport is also not far away.

There is plenty of choice in terms of schooling both state and independent both in Harrogate and Ripon, with Ripon Grammar, Harrogate Ladies College and Harrogate Grammar School to name just a few.





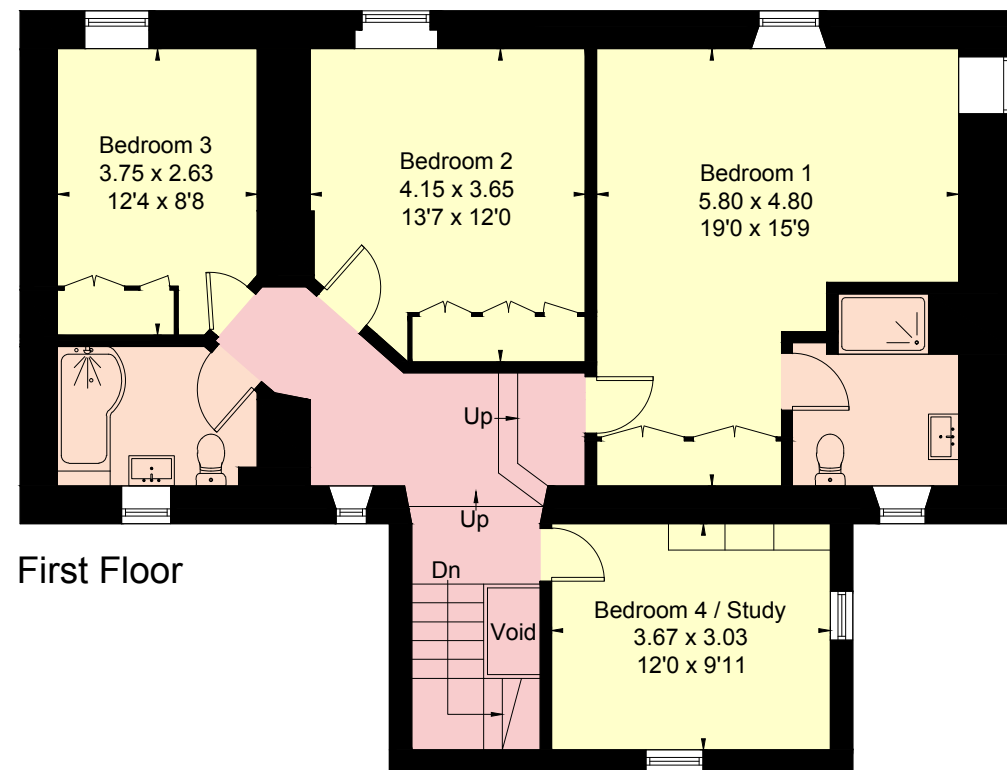
Ground Floor



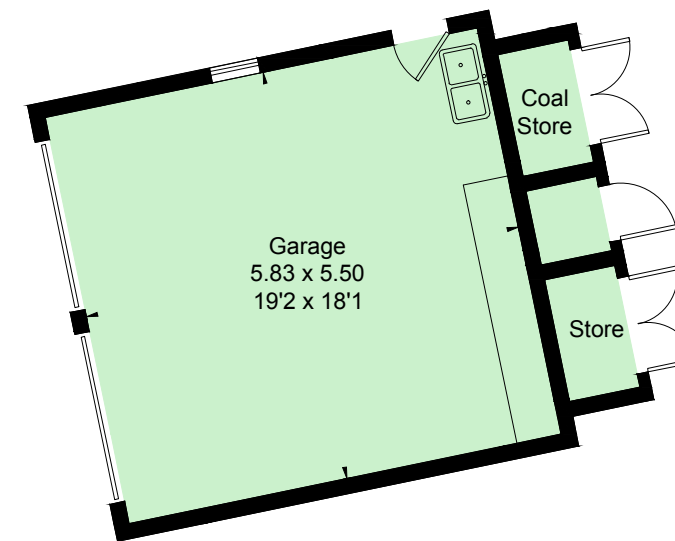
(Not Shown In Actual Location / Orientation)

COW CLOSE COTTAGE, STRIPE LANE, HARTWITH, HARROGATE, HG3 3EY

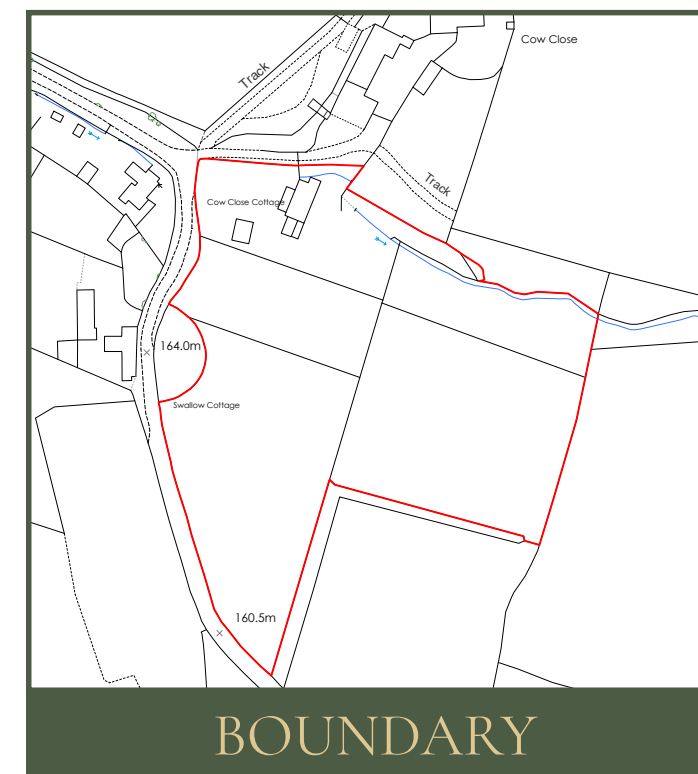
Approximate Area = 215.3 sq m / 2318 sq ft
Outbuildings = 52.5 sq m / 565 sq ft
Total = 267.8 sq m / 2883 sq ft (Including Garage / Excluding Void)



First Floor



(Not Shown In Actual Location / Orientation)



ACCOMMODATION & Amenities

Ground Floor

- Entrance hall, kitchen, dining room, sitting room, utility, boot room/rear hall and W.C.

First Floor

- Principal bedroom with ensuite, 3 further bedrooms (one currently used as a study) and house bathroom.

Local Authority

- North Yorkshire Council
- www.northyorks.gov.org

Tenure

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

Outside

- Private gated entrance, driveway with parking for multiple vehicles, double garage, stores, workshop, gardens that wrap around the house, terraces and seating areas. Vegetable garden, two greenhouses, wild flower meadow, orchard and paddocks.
- In all circa 3.3 acres.

Services

- We are advised that the property has mains electric. Drainage is via a septic tank and water from a bore hole. The property has a water filter system and softener and the central heating is oil fired.

Distances

- Harrogate 8 miles, Ripon 11 miles, Pateley Bridge 5 miles, Leeds 25 miles (all distances approximate)





COW CLOSE COTTAGE

Hartwith

Cow Close Cottage, Stripe Lane, Hartwith, Harrogate, HG3 3EY

Turn right off the B6165 signed Stripe Lane and follow the road for approx. 1 mile and Cow Close Cottage is on the right hand side.

Viewings strictly through the selling agent

Call: 01904 238222

Email toby@croftresidential.co.uk | sarah@croftresidential.co.uk

www.croftresidential.co.uk