



THE LAITHE, SHIPPEN END, HARROGATE, HG2 0FQ

Detached eco-friendly home · Excellent holiday let investment · Former Stables · Three double bedrooms · Two shower rooms · Open plan kitchen/dining/living · Private parking · Under floor heating · Air source heat pump · Natural insulation · Triple glazed timber framed windows · Electric vehicle charging point · Character property · Quiet location · Catchment for Harrogate Grammar School · Walking distance to town centre · Low running costs

This fabulous three bedroom detached house was painstakingly rebuilt brick by brick in 2018. The Grand Designs build has had no expense spared and every detail has been carefully considered to create this fabulous eco-friendly home which is both practical and trendy, an often difficult balance to achieve. Insulated with wood fibre and recycled foamed glass insulation, using natural materials, upcycling materials which were in use within the original stables - some of which are proudly on show, this excellent home has to be viewed to appreciate the level of detail, thought and design.

The property boasts a fabulous, bright, open plan kitchen/dining/reception room with French doors to the enclosed garden at one end an open staircase in the centre, and the kitchen to the other end. The ground floor is complete with a useful utility room with storage and a shower room.

Once at the top of the open central staircase the landing complete with two enormous skylight windows floods both floors with natural light. There is a useful storage cupboard situated on the landing which serves three bright double bedrooms and house shower room.

To the outside, The Laite has a sunny, private and easy to maintain courtyard garden which is entered via large triple glazed French doors from the sitting area. The fencing and the paved patio area have been created using upcycled materials.

FORMERLY A WORKING STABLES, THE LAITHE HAS BEEN COMPLETELY REBUILT CREATING A FABULOUS ECO-FRIENDLY DETACHED HOME, OFFERING MODERN OPEN PLAN LIVING WITH THREE DOUBLE BEDROOMS AND TWO SHOWER ROOMS IN A QUIET COBBLED LOCATION, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND IN THE CATCHMENT AREA FOR HARROGATE GRAMMAR SCHOOL.



There is a garden shed with covered barbecue area and a gate leading out to the private parking space with an electric vehicle charging point. There is also a small private storage area at the other end of the house.

Shippen End is located between West Lea Avenue and College Road just off Otley Road. There is a coffee shop, green grocers, local shop, hairdressers and public house located nearby on Otley Road. A further convenience store and Harrogate Grammar School are close by as is Cold Bath Road. Harrogate Town Centre is within walking distance as are The Pine Marten and Harlow Carr Gardens in the opposite direction.

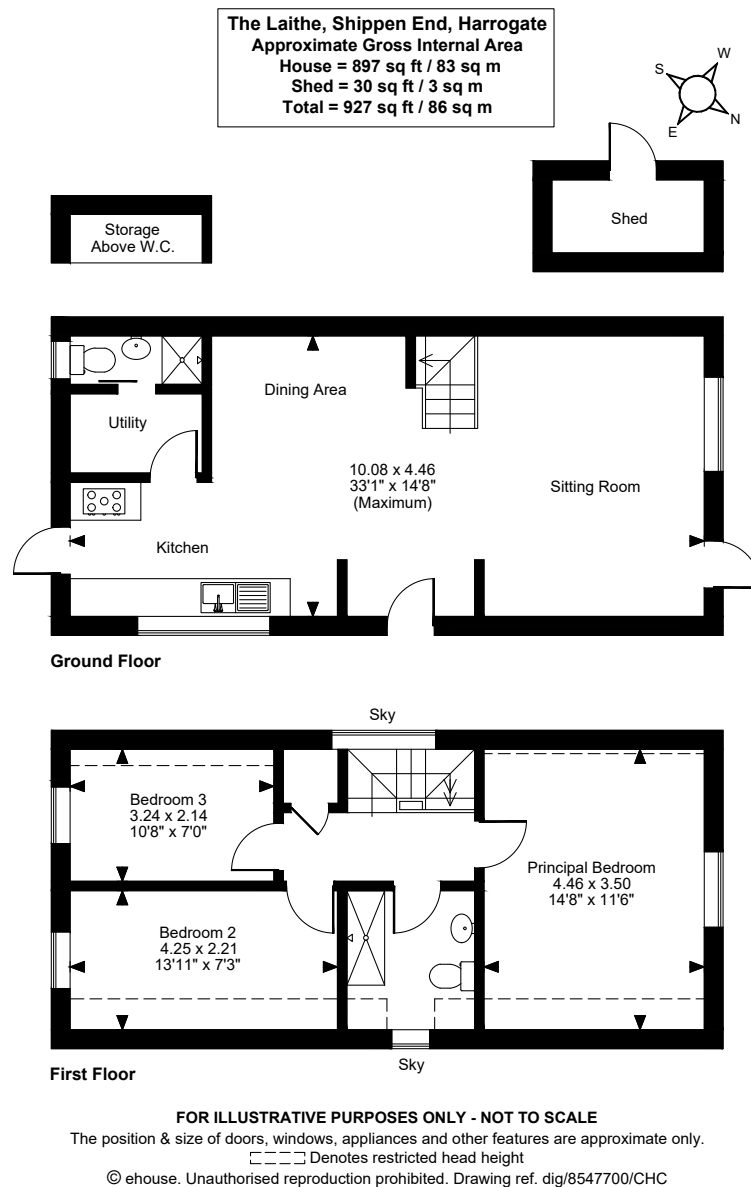
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG2 0FQ: Leave Harrogate Town Centre heading West up Otley Road going past Harrogate Grammar School on your left, proceed through two more sets of traffic lights and turn left into College Street, turn immediately right and then immediately left into Shippen End, the property can be found at the end of this road on the right hand side.





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

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