



TREE TOPS

Clint Bank, Near Hampsthwaite

Carter Jonas

TREE TOPS, CLINT BANK LANE, CLINT, HG3 3DS

Hampsthwaite - 1 mile
Birstwith - 1 1/3 miles
Harrogate - 6 miles

GROUND FLOOR

Reception hall · Cloakroom · Sitting room · Fantastic open plan living space with kitchen, dining and sitting areas · Two south facing terraces · Utility room · Boiler/store room

FIRST FLOOR

Landing · Principal bedroom, walk in wardrobe and an en suite shower room · Guest bedroom with an en suite shower room · Three further double bedrooms - one has an en suite shower room · Separate house bathroom

OUTSIDE

Gated entrance · Ample parking on tarmac drive
Useful outbuilding with workshop/store and gym
Landscaped rear garden · Fantastic far reaching views
Lovely countryside setting

A SUPERB, RECENTLY CONSTRUCTED DETACHED PROPERTY PROVIDING EXCELLENT 5 BEDROOM FAMILY ACCOMMODATION OF EXCEPTIONAL QUALITY, ENJOYING PANORAMIC VIEWS OVER BEAUTIFUL NIDDERDALE COUNTRYSIDE AND SUPERBLY LOCATED BETWEEN THE SOUGHT AFTER VILLAGES OF HAMPSTHWAITE AND BIRSTWITH, WITHIN A 20 MINUTE DRIVE OF CENTRAL HARROGATE.





LOCATION

Tree Tops occupies a lovely setting in a wonderful south facing position, just to the north of the thriving village of Hampsthwaite which offers a good range of everyday facilities including a primary school, public house, general store, church and a village hall. It is situated in the heart of Lower Nidderdale, a designated Area of Outstanding Natural Beauty. The spa town of Harrogate, with its extensive range of shopping and recreational facilities, is situated 6 miles to the south east. For the commuter, the business centres of Leeds, Bradford and York are all within daily travelling distance and rail links offer regular direct services to Leeds and York, which provide Intercity connections to London's Kings Cross. Leeds/Bradford International Airport is within a 30 minute drive.

THE PROPERTY

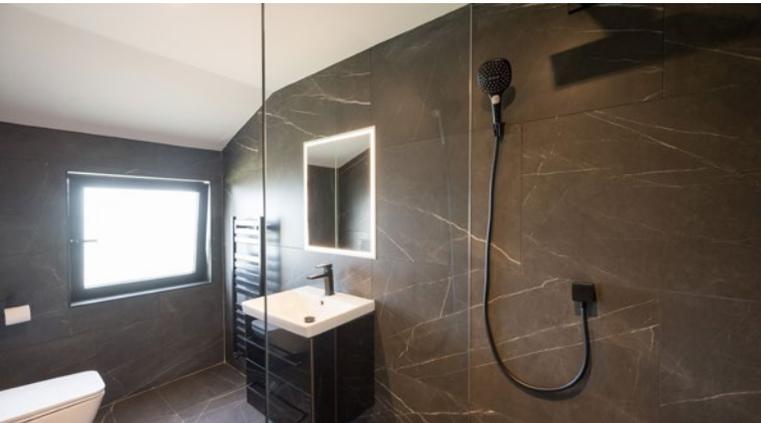
Tree Tops is an impressive and imposing Architect designed detached property, constructed to the highest of standards in the last few years, carefully and skilfully designed to take advantage of its lovely elevated south facing setting. It provides spacious and well planned family accommodation extending to over 3,100 sqft (288 sqm) of living space, all presented to the highest of standards with a quality specification throughout.



The accommodation is arranged over two floors and includes a central reception hall, coats hanging cupboard and a cloakroom, sitting room and a fantastic open plan living room split into a kitchen, dining and sitting areas. Each of these rooms has access to south facing terraces with glazed balustrades, from where superb views are enjoyed. On the first floor there are five bedrooms, three have en suite facilities and there is a separate house bathroom.

OUTSIDE

The property is approached off Clint Bank Lane via a sliding electrically operated entrance gate which leads into a private tarmacadam drive, providing parking for several cars. A side drive provides access to the outbuilding to the rear, beyond which is the landscaped garden with lawned and seating areas.



ADDITIONAL INFORMATION

Tenure

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

Services

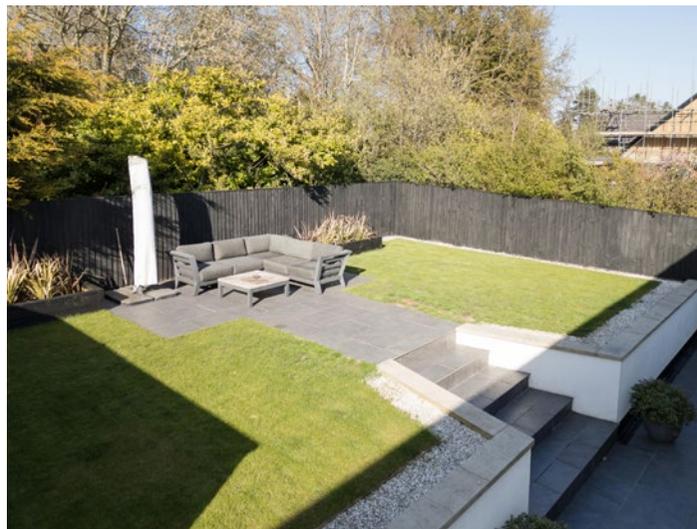
We are advised that all mains services are installed. Central heating is provided by a gas fired boiler. Zoned underfloor heating to the ground floor. Traditional radiators to the first floor.

Viewings

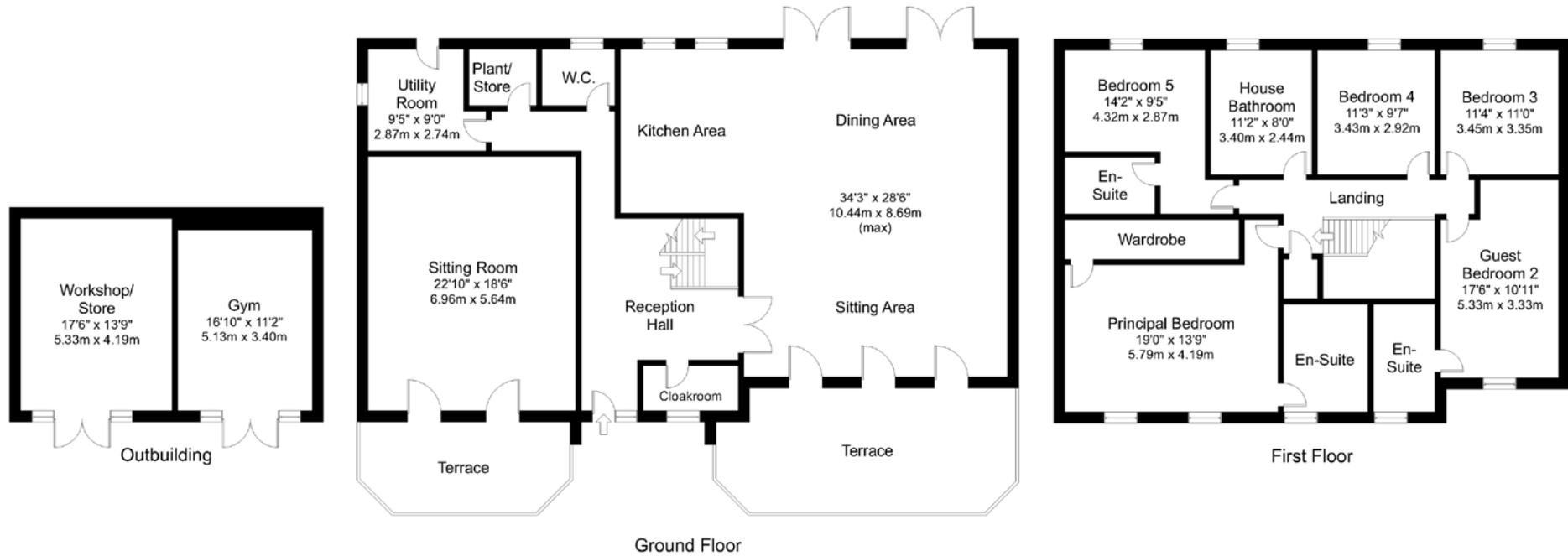
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG3 3DS

From the centre of Hampsthwaite village, by the village green, proceed in a northerly direction along Church Lane. Proceed over the river and follow this road to the top of the hill. Tree Tops is located along this road, on the right.



Tree Tops, Clint Bank Lane, Clint



Gross internal floor area excluding Outbuildings
(approx.): 290.5 sq m (3,127 sq ft)
Not to Scale. Copyright © Apex Plans.
For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	81	
(69-80)	C		
(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	



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.