



Church Cottage

Brearton, Harrogate

A charming extended period home with a flexible layout and substantial plot, in a popular village setting.

A delightful, detached family home with plenty of character features, set in the heart of a charming village and surrounded by beautiful rolling North Yorkshire countryside. The property offers five bedrooms and five comfortable reception rooms, while outside there is an extensive south-facing garden with views over open fields.



5 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LARGE GARDEN



FREEHOLD



VILLAGE



**3,781 SQ. FT
(351 SQ. M)**



**OFFERS OVER
£1,000,000**



The property

Church Cottage is a splendid period home offering a total of 3,781 sq. ft of well-proportioned and characterful accommodation arranged over two light-filled floors. The property would now benefit from modernising throughout and offers a fabulous opportunity to create a modern family home.

The homely entrance hall features wooden panelling, timber beams and a stone fireplace fitted with a stove. The adjoining sitting room also displays plenty of original character, with overhead beams and an open fireplace.

Further reception rooms include the generous 20ft dining room with an open archway, this room could be used as two separate rooms with an open plan feel. A useful home office that leads to a sizable sunroom with south-facing aspect, tiled floorplan and French doors leading to the garden.

The ground floor also has a well-equipped kitchen with modern wooden Shaker style units, flagstone

flooring, an oil fuelled AGA and space for all the necessary appliances, plus a laundry room that further leads to a utility room, a store and a workshop with potential for conversion into further living accommodation.

There are two staircases leading to the upper level, with one staircase opening onto the potential principal suite with separate dressing room, shower room and sauna. The remaining four double bedrooms are accessed via the second staircase or via a door from the principal suite and completing the first floor is a large family bathroom with corner bath and a separate shower enclosure.

The floor's layout offers the potential to divide the accommodation into two separate but adjoining residences, which would consist of a one-bedroom apartment, and the main house with the remaining four bedrooms subject to the necessary planning consents.



Outside

The house is situated in a convenient village setting, beside the historic parish church and just a few yards from open rolling countryside. Accessed via secure double iron gates, to the right-hand side of the property, is the block paved driveway that leads to the double garage, with gardeners WC, providing ample parking and storage. There are also a set of double iron pedestrian gates to the left-hand side of the property next to entrance to the workshop which is the old Black Smith's Forge with original hearth.

The rear garden is south-facing with fabulous views over open fields and welcomes plenty of sunlight throughout the day. It includes a split-level patio for al fresco dining, with a well-maintained lawn extending to approximately 150ft beyond. The lawn is bordered by the church grounds wall to one side, hedgerow to the other and post and rail fencing at the end, with views across the surrounding fields. There is also an attached potting shed, a detached shed and greenhouse for garden storage.

Location

The property is in the small village of Brearton, three miles from the town of Knaresborough and six miles from the centre of historic and popular Harrogate. Brearton has a parish church and a village pub, while nearby Scotton offers a village pub, a village hall, and a primary school. Local amenities are easily accessible in Knaresborough, which has a good choice of shopping and supermarkets, or Harrogate, which has a wider variety of shopping, plus an array of excellent leisure facilities, including the superb Harrogate Golf Club, and cultural facilities, including cinemas, theatres and galleries.

Outstanding-rated schooling in the area is available at Meadowside Academy in Knaresborough, and for secondary, Harrogate Grammar School, with Harrogate also offering a choice of renowned independent schools.



Distances

- Ripley 3.1 miles
- Knaresborough 3.5 miles
- Harrogate 6.5 miles
- Ripon 8.0 miles

Nearby Stations

- Knaresborough
- Starbeck
- Harrogate
- Hornbeam Park
- Pannal

Key Locations

- Harrogate (historic spa town)
- Ripon (cathedral city)
- Nidderdale National Landscape
- Yorkshire Dales National Park
- York (historic cathedral city)
- Leeds (university city)

Nearby Schools

- Scotton Lingerfield Primary School
- Burton Leonard C of E Primary School
- Ripley Endowed C of E School
- St Mary's Primary School Knaresborough
- Staveley Community Primary School
- Meadowside Academy
- King James's School Knaresborough
- St. Aidan's Church of England High School
- St John Fisher Catholic Academy
- Harrogate Grammar School





Floorplans

Main House internal area 3,468 sq. ft (322 sq. m)
 Garage internal area 313 sq. ft (29 sq. m)
 Total internal area 3,781 sq. ft (351 sq. m)
 For identification purposes only.

Directions

HG3 3BX - [///what3words - muddle.classed.wealth](http://what3words-muddle.classed.wealth)

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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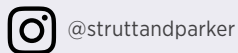
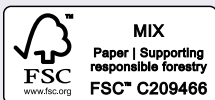
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Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561 274

harrogate@struttandparker.com
 struttandparker.com



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