



### Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 566400  
Email enquiries@myringsestateagents.com

### Directions

From Harrogate, proceed on the A59 towards Skipton. Turn right into Rowden Lane and down the hill towards the village of Hampsthwaite. At the junction turn right into High Street where 'Thompsons Garth' can be found on the left hand side.



Thompsons Garth, 24 High Street, Hampsthwaite

£1,250,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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BEST

ESTATE AGENT GUIDE  
2018 : TOP 100

SALES & LETTINGS

Thompsons Garth, 24 High Street, Hampsthwaite, North Yorkshire, HG3 2ET

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'Thompsons Garth' is a stunning 4 bedroom Grade II Listed village residence with a detached two bedroom cottage having been meticulously restored and modernised by the present owners and currently being run as a successful holiday let through Sykes Cottages, standing in extensive landscaped gardens. The triple detached garage block is connected to utilities and offers potential for excellent office space, cinema room or a further bedroom.

Retaining many original features including Yorkshire stone flagged floors, vaulted ceiling beams, stripped internal doors, exposed stonework, period open fireplaces and underfloor heating (throughout the downstairs). With sonos wired sound system and LED lighting the property comprises in brief. Reception hall, sitting room with three tall windows, solid Oak floors and fitted cabinets to the chimney breast. Bay fronted dining room with Jerusalem marble tiled floors and ceiling cornice. Fully fitted and equipped office. Adjoining 'Mallys Cottage' is believed to date back to circa 1650 and forms the feature split level living room with vaulted ceilings, stone fireplace and recessed stove. Stone mullion windows, beamed lintels and recessed display alcoves. Loft access point which opens to a mezzanine play room. Fabulous hand built breakfast kitchen with central island, granite work surfaces, integrated appliances, Jerusalem marble tiled

floors. Double doors extending to the rear patios and gardens. Cloaks cupboard and Wc. Lower ground floor cellars with marble tiled floors, wine store and laundry room. First floor landing, master bedroom one with fully fitted dressing room and en-suite shower room finished in porcelian tiling. Guest bedroom's two and three served by a stylish bathroom finished in dark slate. Second floor bedroom with feature beams, eaves storage and en-suite bathroom. Detached cottage comprising private entrance, open plan living kitchen, bedroom and bathroom. Second bedroom/gymnasium. Electric wrought iron gates wind up a sweeping cobbled drive into a rear courtyard. Access to the large garaging with electric up and over doors. Entrance to the cottage. Yorkshire stone flagged path leading to the front and rear entrances. Sunken fully floor lit patios. The gardens are mostly laid to lawn with stocked shaped borders.

Located within comfortable commuting distance of Leeds and Bradford, with the wider expanses of Nidderdale, an Area of Outstanding Natural Beauty, extending west to Pateley Bridge and beyond. Harrogate 5 miles. Leeds 22 miles. York 26 miles. There are extensive facilities in the village of Hampsthwaite including a primary school, village shop and post office, doctor's surgery and public house.



**Bus**  
2 minutes walk



**Main Roads**  
A1M - 11.7 Miles



**Train**  
Harrogate - 4.4 Miles



**Airport**  
Leeds Bradford - 13.9 Miles

**Fixtures & fittings**

The high quality fitted carpets, curtains, blinds and light fittings may be available by separate negotiation.

**Services**

All mains services are connected.

**Rating Authority**

Harrogate Borough Council Tax Band G

**Tenure**

Freehold