



### Viewing arrangements

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

### Directions

From Harrogate follow the A59 Skipton Road crossing over the roundabout at the A6161 Otley Road. Take the first right turn into Chain Bar Lane and then right at the T junction into Lund Lane where Glebe Farm can be found on the right hand side.



## Plot 1 The Farmhouse, Glebe Farm Lund Lane, Killinghall

£579,950

MYRINGS

Harrogate's Leading Family Estate Agent



#MyFamilyValues



Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

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



'The Farmhouse' is a handsome 4 bedroom double fronted stone built detached village home built by Mulgrave Properties an award winning house builder specialising in building high quality homes in desirable locations across Yorkshire. The property stands in landscaped gardens with private south-westerly aspects, winding driveway and garaging, located on the outskirts of the village of Killinghall and also within a 10 - 15 minute walk of the highly regarded village of Hampsthwaite

Fronted by attractive lawned gardens and an extensive driveway in front of the attached single garage, the accommodation opens to a central reception hall with guest w/c. To the front elevation is a large living room perfect for relaxing and entertaining, and a separate cosy snug. To the rear of the property is a delightful open plan kitchen diner with French doors opening into the rear gardens. There is a separate practical utility room that provides internal access to the garage. The first floor offers a master bedroom with en-suite, a further three double bedrooms and a family bathroom.

This idyllic location is on the doorstep to the magnificent Yorkshire Dales and the National Trust Parks at Brimham Rocks and Fountains Abbey which are both within a fifteen minute drive. The surrounding villages offer excellent amenities, especially Hampsthwaite which is only a ten minute walk, having an excellent pub, coffee shop, post office, general store, doctors surgery, hairdressers and Church of England First School. Ripley is less than ten

minutes drive away and has an independent butchers, world famous ice cream shop, the Boars Head Hotel and historic Castle & grounds. The fashionable Spa town of Harrogate is only 3.5 miles away which attracts a wide and varied dynamic having so many desirable attributes. With its central 200 acre Stray Parkland and award winning public gardens at RHS Harlow Carr and Valley Gardens, the town is abundant with natural beauty. Fashion is a prominent aspect of the local lifestyle which is well supported by the thriving high street shops and independent boutiques. The town is also known for being the home of the National Conference Centre which hosts an array of exhibitions and events throughout the year.

The wide variety of fine cafes, restaurants and bars generates a fantastic social atmosphere, and with a choice of golf clubs and leisure facilities, the active lifestyle can be at a pace to suit all.

Transport links to the area are excellent with the train station at Harrogate running regular services to the main hubs at Leeds and York from where there is a fast connection to Londons Kings Cross. The A1M is a mere 9.8 miles away which links into the national motorway network, and Leeds Bradford Airport is only a 30 minute drive.

The area is renowned for reputable schooling for all ages, and there is a choice of public and private all within a short commute.



**Bus**  
3 minutes walk



**Main Roads**  
A1M 10.6 miles



**Train**  
Harrogate 3.5 miles



**Airport**  
Leeds Bradford 13.5 miles

**Fixtures & fittings**  
Finished to the highest of standards throughout.

**Services**  
All mains services are connected to the property.

**Rating Authority**  
Harrogate Borough Council Tax Band TBC

**Tenure**  
Freehold