



Viewing arrangements

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

Directions

From Harrogate follow the A59 Kipton 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 2 The Implement Store, Glebe Farm Lund Lane, Killinghall

£379,950

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Plot 2 The Implement Store, Glebe Farm Lund Lane, Killinghall,
North Yorkshire, HG3 2BQ



'The Implement Store' is a charming three bedroom, stone built, semi-detached cottage style bungalow standing in private gardens with two parking spaces. Forming part of an exclusive, new build farmstead style development on the outskirts of the village of Killinghall, the property is only a fifteen minutes walk from the sought after village of Hampsthwaite.

Fronted by block set parking for two vehicles, the accommodation enters to a spacious reception hall with useful cloaks storage cupboard, utility cupboard and guest w/c. To the rear elevation the living room incorporates a high quality fitted kitchen with area for formal dining and lounging space in front of French doors that lead out to the fully enclosed, West facing garden which is ideal for outdoor entertaining. There are three well proportioned bedrooms and a house 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