



# Greystones, Kettlesing Lane, Kettlesing £895,000



- \* Substantial, detached family home
- \* Set in beautiful surrounding countryside



## Description

A substantial detached residence arranged over two floors, occupying an elevated position situated within large lawned gardens of approximately 1.036 of an acre, delightfully situated amidst beautiful Nidderdale countryside. The property has been within the same family ownership for over 50 years, with this being the first time on the market in that time. Whilst ready to move into immediately there is the further potential if desired.

The property has been adapted from its original design and offers the scope for further extension and/or modification, creating the opportunity for a "Grand Designs" style scheme, subject to obtaining the necessary consents. This is due to the particularly large site that the property occupies with lawned gardens surrounding the house and central driveway to the front. There is the opportunity of purchasing an additional 6.869 acres (2.78 HA) of adjoining land.





The property has the benefit of oil fired central heating with under floor heating throughout all of the tiled areas and briefly comprises, entrance hall, sitting room, dining room, large conservatory, dining kitchen and cloakroom/WC.

Master bedroom with en-suite bathroom, two further bedrooms and house bathroom. On the first floor is a guest bedroom with en-suite bathroom and further bedroom. The property has the benefit of ample driveway parking for numerous vehicles and a double garage.

Greystones is delightfully situated amidst beautiful countryside, yet only a short distance from the A59, linking Skipton and Harrogate. Due to the position there is the opportunity for country living, yet accessibility to the towns as well. Leeds Bradford Airport is within close proximity as are the major centres of Leeds and Bradford.

### **Tenure**

Freehold.

### **Services**

All mains services with the exception of mains gas are connected to the property, heating is via an oil fired central heating system.

### **Directions**

Leaving Harrogate via the A59 Skipton Road, pass the Millstones restaurant on your right hand side and take the next right hand turn towards Kettleasing. The property will be found after approximately three quarters of a mile on the right hand side.

### **Tax Band**

Band F.

### **Details Produced**

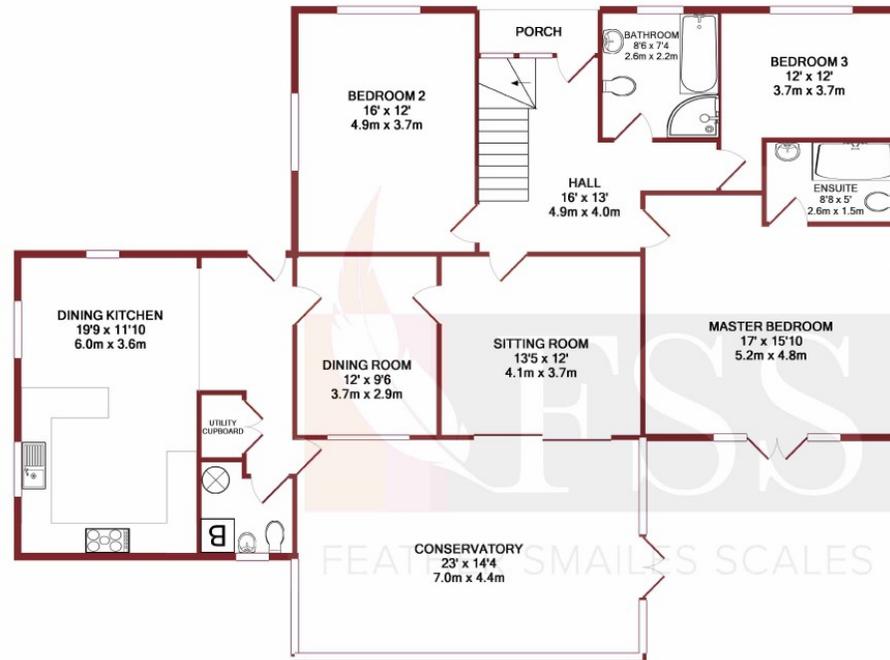
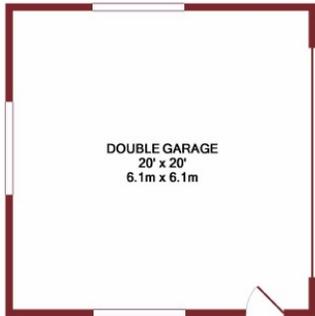
16th August 2018.



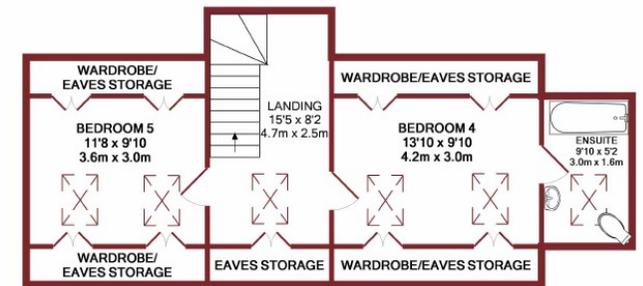








GROUND FLOOR



1ST FLOOR

**TOTAL APPROX. FLOOR AREA 2933 SQ.FT. (272.5 SQ.M.)**  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Potential	Current	Target	Potential
A	B	C	A	B	C
87	87	87	79	79	79
51	51	51	4.3	4.3	4.3



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