



## INGLEFIELD KIRBY LANE HARROGATE, HG3 1HY

£925,000  
FREEHOLD

One of four converted properties on the Barrowby Estate, Inglefield is a fabulous character property set in beautiful countryside in the popular village of Kirkby Overblow.

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## INGLEFIELD KIRBY LANE

- Incredible character property
- Well presented throughout
- Four spacious bedrooms
- Two en-suites and house bathroom
- Spectacular lounge
- Kitchen diner with quality appliances
- Lovely gardens and terraces
- Set in beautiful countryside
- Spectacular ancient Bluebell wood



Inglefield is an incredible character home that is part of a conversion of four properties on the Barrowby Estate set in beautiful countryside in the ever-popular village of Kirkby Overblow.

The real show-stopper of this property has to be the spectacular lounge, formally an old chapel, and subsequently donated to the Church of England in 1950 as a retreat. Period features are abundant including vaulted ceilings, beams, solid oak floor, stone fireplace with log burner, and beautiful double doors onto the terrace outside - this really is the heart of the home!

The lounge steps lead through a double door to the rest of the house which includes a formal dining room, study, utility room, and WC. The spacious dining kitchen boasts quality appliances, quartz worktops, and dual-aspect windows, one of which has a lovely window seat.

Upstairs boasts a spacious guest bedroom with an en-suite shower room, two further double bedrooms, and a house bathroom. The master suite boasts vaulted ceilings and is flooded with natural light from the double doors onto the balcony that has incredible countryside views. The stylish en-suite has a freestanding rolltop bath and lots of light from the Velux window.

Externally, the southwest-facing garden has been professionally landscaped and offers an abundance of

sitting areas perfect for enjoying the wonderful countryside. The property sits in two acres of land and features its very own ancient bluebell wood which in the Springtime boasts a carpet of blue! The woodland offers privacy and seclusion and a peaceful haven in which to enjoy all that nature has to offer.

The property also benefits from a double garage

### REASONS TO BUY

- Idyllic village setting between Harrogate and Leeds
- Incredible character property
- Well presented throughout
- Four spacious bedrooms
- Two en-suites and house bathroom
- Spectacular lounge with vaulted ceilings
- Kitchen diner with quality appliances
- Lovely gardens and terraces
- Set in beautiful countryside
- Ancient Bluebell wood

### ENVIRONS

The much sought-after village of Kirkby Overblow is ideally positioned just a few miles to the south of Harrogate and boasts the Shoulder of Mutton pub, an ancient church that doubles as a village hall, and a much popular village primary school. For the commuter, there is direct access to the railway network from Pannal

station with regular services to Leeds and York and there is also quick access to the road network with the southern bypass close by giving quick access to the commercial centres of West Yorkshire and the A1(M). The wealthy spa town origins of Harrogate have left a legacy of grand hotels, beautiful parkland, and elegant gardens. Visitors can unwind with a stroll along The Stray, a spa session at the Turkish Baths, or an exploration of the many welcoming tea rooms (including the renowned Betty's Cafe Tea Rooms) and antique shops.

#### SERVICES

We are advised that the property has mains water, electricity, and drainage along with oil-powered central heating.

#### LOCAL AUTHORITY

Harrogate

#### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion. Chain Free.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

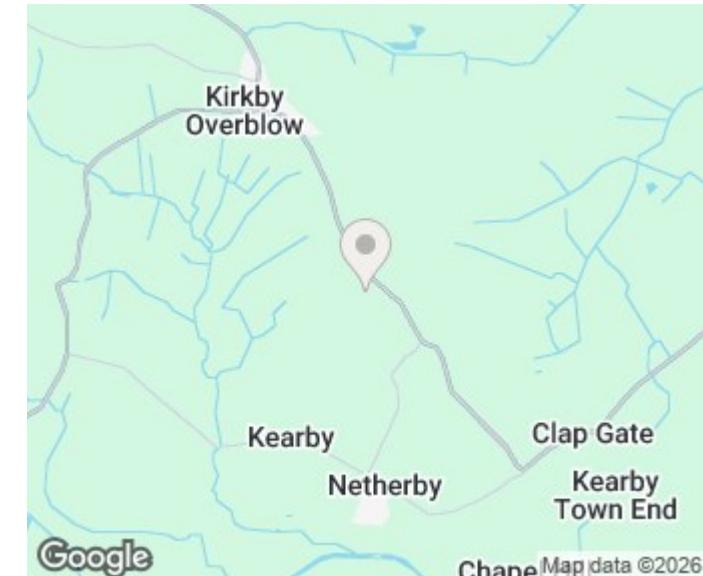
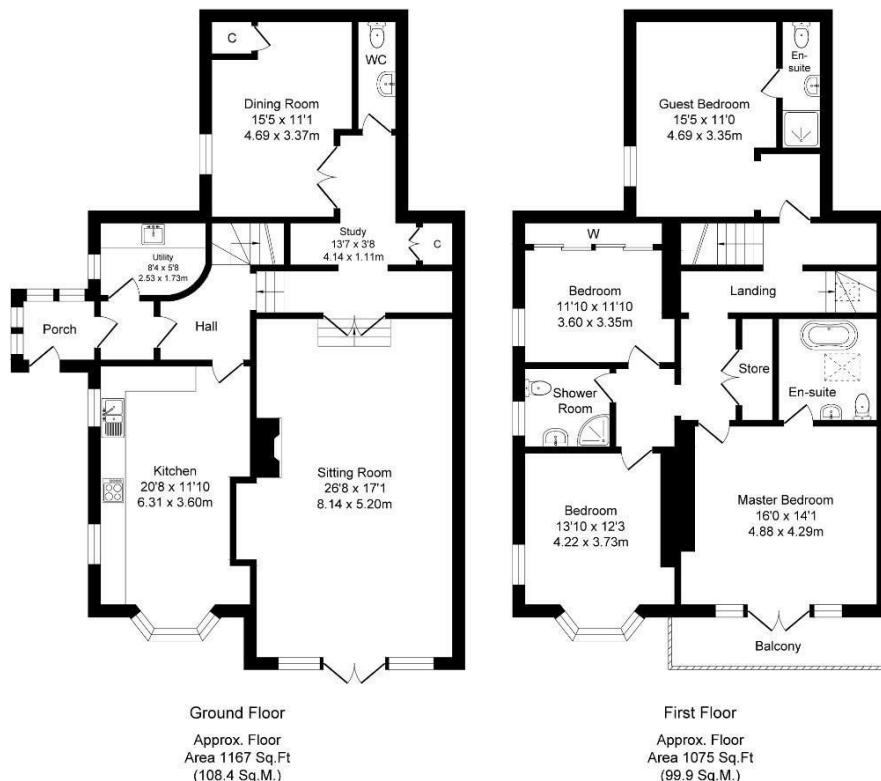
## INGLEFIELD KIRBY LANE



## Barrowby Lane, Kirby Overblow

Total Approx. Floor Area 2242 Sq.ft. (208.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	67
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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