

BRIDGE COTTAGE, STAIRFOOT LANE

CONTACT ME

55-57 The Old Church
Grove Road,
Harrogate
HG1 5PE

01423 433042

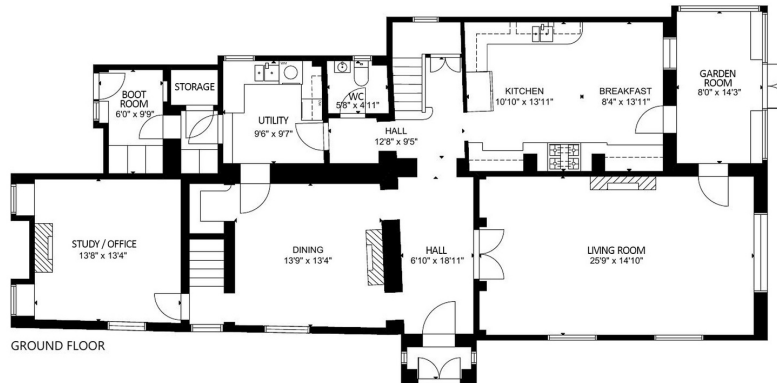
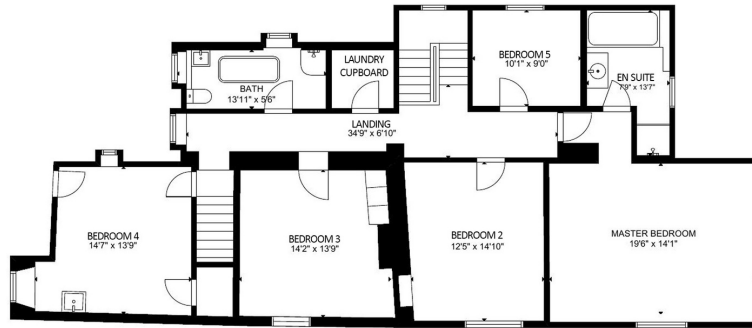
Website - carolwalkergunn.exp.uk.com

Email - carol.walker-gunn@exp.com



*Carol
Walker-Gunn*

**BESPOKE
ESTATE AGENT**



GROSS INTERNAL AREA
TOTAL: 3,292 sq ft
GROUND FLOOR: 1,785 sq ft FIRST FLOOR: 1,507 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

Front door leading into porch area, two windows and glazed door leading into the hall

HALL

Generously proportioned hallway, staircase to the first floor and doors leading into the living room, dining room, kitchen, utility and boot room

LIVING ROOM

Double doors leading from the hall into a spacious dual aspect living room, feature stone fireplace with open fire

BREAKFAST KITCHEN

Fully fitted JEREMY WOOD handmade solid oak kitchen including, a double larder cupboard, integrated dishwasher, Falcon range cooker, extractor fan, fridge freezer, blue granite worktops & a free standing Butchers Block. Wall tiles are Royal Makkum Dutch tiles

GARDEN ROOM

With doors leading from the kitchen and living room, tiled floor with underfloor heating and doors leading onto the patio

DINING ROOM

With door leading from the hall, feature fireplace with working stove, charming alcove fitted with handcrafted shelving

ABOUT BRIDGE COTTAGE

BRIDGE COTTAGE, A SUBSTANTIALLY EXTENDED CHARACTERFUL FAMILY HOME IS LOCATED IN A PICTURESQUE LOCATION ON THE WELL RENOWNED STAIRFOOT LANE, THE HOUSE ITSELF IS STEEPED IN HISTORY AND IS SET IN STUNNING GROUNDS

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GROUND FLOOR

STUDY

With door leading from the dining room into the dual aspect study, a feature Yorkshire stone fireplace and multi fuel log burner

WC/CLOAKROOM

Fitted with Villeroy & Boch sanitary ware and tiles to wall. Amtico flooring

UTILITY ROOM

Including plumbing for washing machine and tumble dryer, one and half bowl ceramic sink and kitchen units. Window to the rear

BOOT ROOM

Useful storage with access outside to the rear of the house

BOILER ROOM

Useful storage shelves

**THE SOLID OAK BESPOKE KITCHEN
BY JEREMY WOOD DESIGNED
INTERIORS -HAND PAINTED,
COMES COMPLETE WITH A
FALCON RANGE COOKER,
EXTRACTOR FAN, GRANITE
WORKTOPS, LARDER CUPBOARD
AND A FREE STANDING BUTCHERS
BLOCK**

PROPERTY DESCRIPTION

FIRST FLOOR

MASTER BEDROOM

Dual aspect with fabulous views over the garden with a beautiful, vaulted ceiling,

EN-SUITE

Fully fitted en-suite bathroom, Villeroy & Boch sanitary ware, including bath, separate shower cubicle and Amtico flooring

BEDROOM TWO

A good sized double bedroom with window to the front elevation

BEDROOM THREE

A good sized double bedroom with window to the the front elevation

BEDROOM FOUR

A good sized double bedroom with window to the front elevation

BEDROOM FIVE

A double bedroom with window to the rear elevation

FAMILY BATHROOM

Family bathroom with freestanding bath, separate shower cubicle and Amtico flooring.

LAUNDRY CUPBOARD

Housing hot water tank, with ample storage shelving

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