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Thackeray House

CRUET FOLD, HAMPSTHWAITE HG3 2HG

LINLEY &
SIMPSON

Land & New Homes



Thackeray House

Nestled on the edge of the highly sought after village of Hampsthwaite is this unique newly built five bedroom detached family home, built by Lennox Brookes Developments who have a reputation for high specification, build quality and attention to detail. Thackeray House has been attentively designed to offer a beautifully appointed property with a carefully considered layout and specification. The property boasts a commanding position at the end of the cul-de-sac of Cruet Fold, which formed part of the first phase to this exclusive development.

Thackeray House offers spacious accommodation to include an open plan dining kitchen, separate sitting room, a large utility room and an additional room for a home office. The kitchen comes fully fitted with Quartz worktops, stylish shaker style kitchen units, and top of the range appliances whilst each bathroom and en suite will have contemporary sanitary ware and fittings.

This opulent family home brings together the best in modern living whilst set within a stunning countryside setting.

HAMPSTHWAITE

Located less than 4 miles north west of Harrogate town centre and within Nidderdale (an Area of Outstanding Natural Beauty), Hampsthwaite is a thriving and popular village surrounded by stunning countryside. Whilst the village lies in a conservation area, it is well served by local amenities including a local store, doctors surgery, the Joiners Arms public house and St. Thomas A Becket Church. The village also has a Primary School, Memorial Hall, village function room, and sporting clubs including Hampsthwaite Cricket Club and Hampsthwaite and Birstwith Junior Football Club.

With Harrogate and the Yorkshire Dales on it's doorstep, Hampsthwaite has much to offer and further benefits from easy access to the business centres of Leeds, Bradford and York.



SPECIFICATION

KITCHEN

- Bespoke and high quality shaker style kitchen
- Quartz stone worktops
- Inset Belfast sink & chrome mixer tap
- Integrated dishwasher
- NEFF under counter integrated fridge and separate freezer
- 1000cm Duel Fuel range cooker

UTILITY/CLOAKROOM WC

- Shaker style kitchen units, square edged laminate worktops
- Stainless steel single bowl sink & chrome mixer tap
- Space for washing machine and tumble dryer

BATHROOMS

- Contemporary Villeroy & Boch sanitary ware & basin
- Hansgrohe mixer taps
- Towel rail
- Tiled floors, full height tiles to wet areas & half height tiles to non wet areas

FLOORING

- Cavalio flooring in Driftwood Grey to entrance hallway, kitchen/ dining area, sitting room and study
- Floor tiles to WC and utility

CONSTRUCTION

- Yorkshire Handmade style brick with cavity walls
- Stone cills
- Natural blue slate roof
- Black guttering
- High levels of insulation

WINDOWS & DOORS

- Anthracite PVC-u sliding sash windows
- Anthracite composite front door
- Bi-fold doors to the rear and patio doors to the sitting room



Please note images are for illustrative purposes to indicate the quality and finish of the properties.

ELECTRICAL

- Alarm system
- Smoke detector to kitchen and upstairs landing
- LED down lighting to all rooms
- TV and telephone point to sitting room and principal bedroom

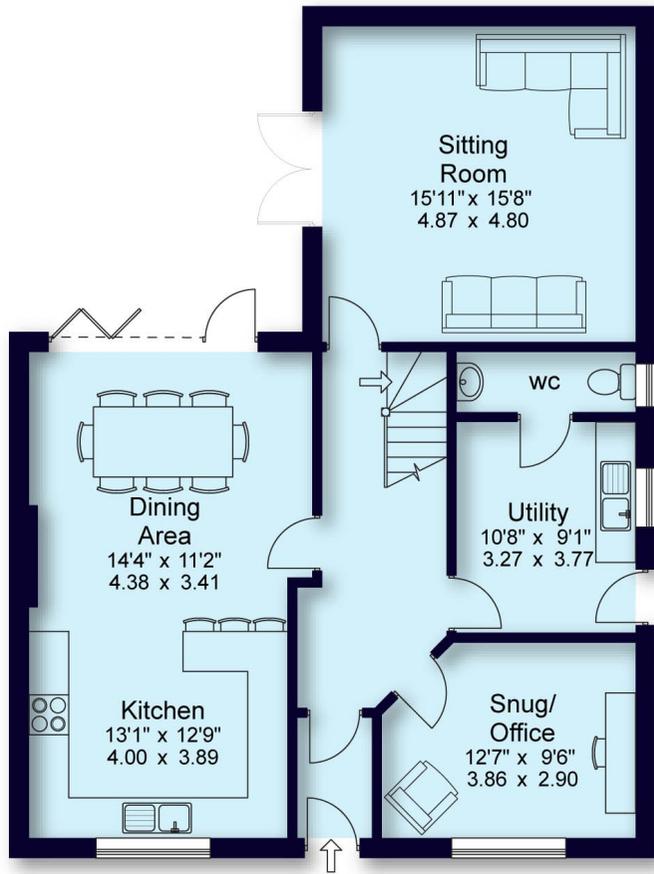
OTHER FEATURES

- Gas central heating
- Thermostatic valves to radiators
- Fully turfed gardens with flagged patio area to the rear
- 1.8m timber boarded internal boundary fences
- 10 year Build-Zone warranty
- 5 lever security locks to external doors
- Asphalt driveway entrance leading to chippings
- Outside tap
- Provisions for wood burning stove to dining area
- Electric car charging point
- Wheelchair user access via patio door to the sitting room

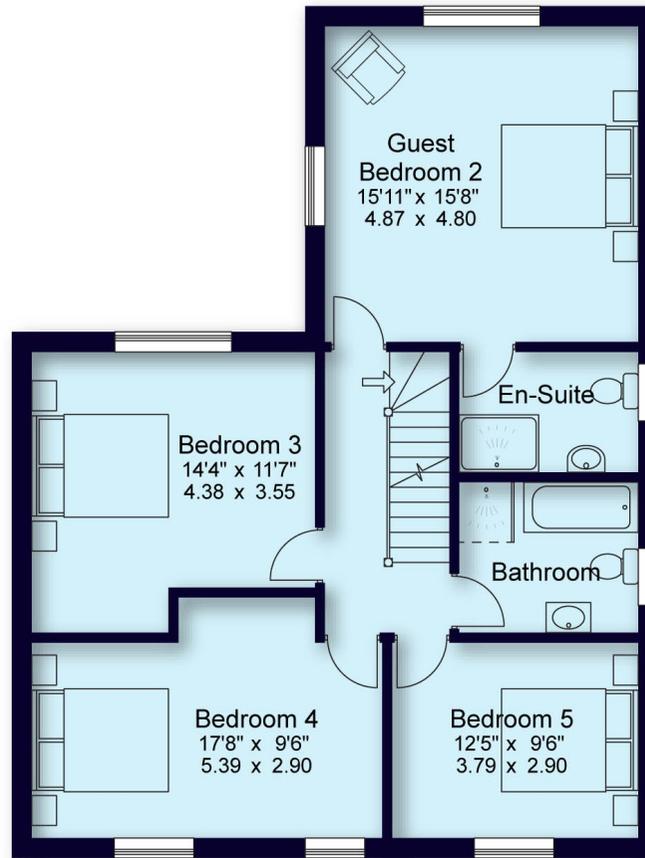


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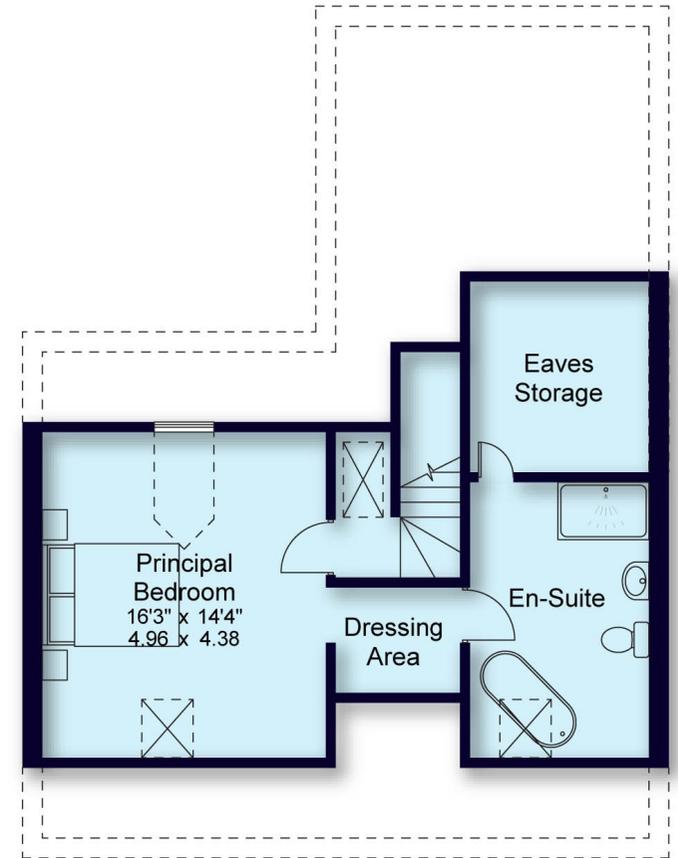
Approx Gross Floor Area = 2451 Sq. Feet
(exc. Eaves Storage) = 227.70 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

THE PROPERTY

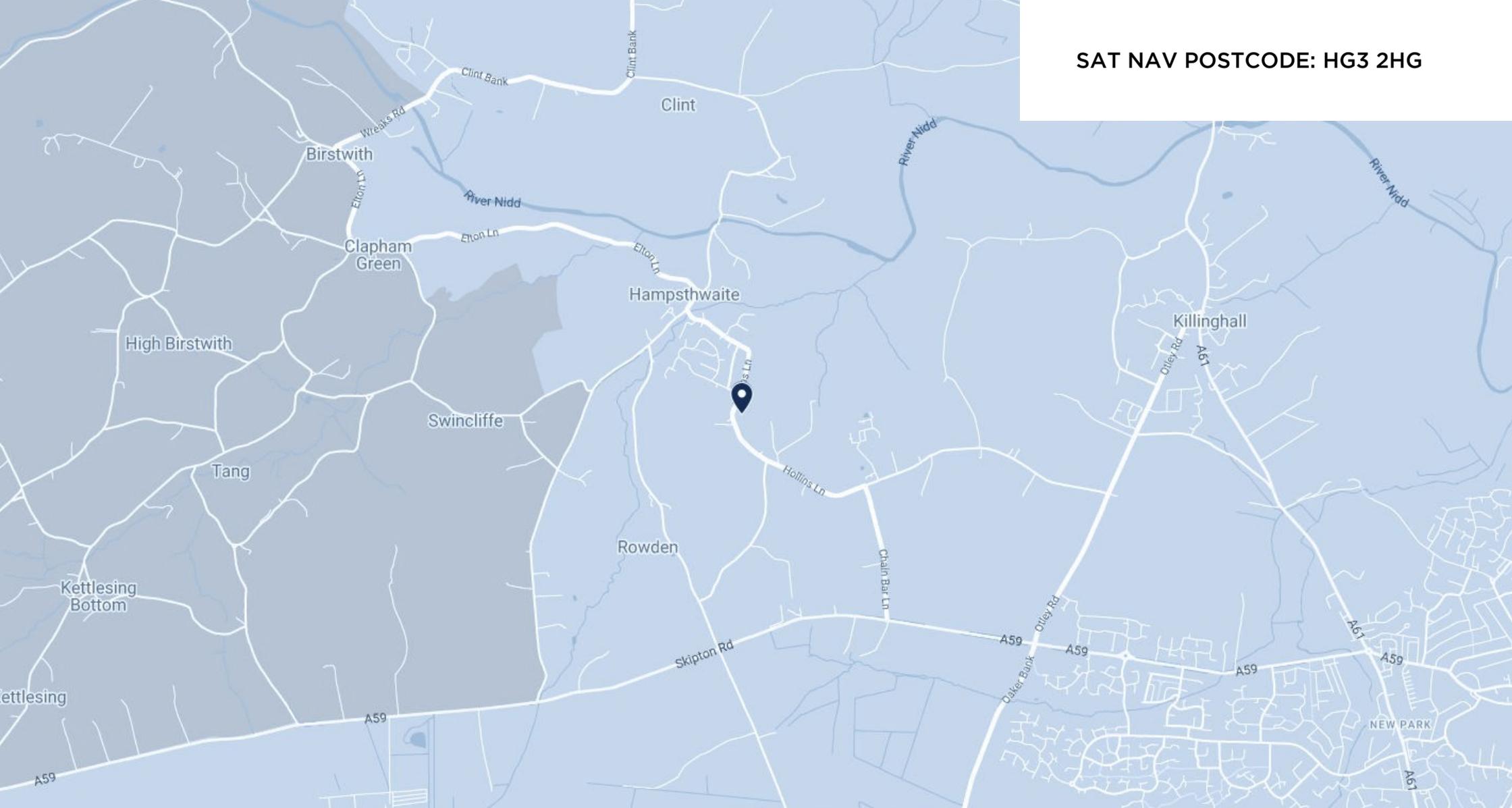
Thackeray House is a unique family home finished to a superb standard and offers the perfect fusion of a traditional house with well-planned and modern accommodation. This double fronted five bedroom detached home comprises a carefully planned ground floor layout which boasts an impressive open plan dining kitchen with bi-fold doors onto the private rear patio area. Additional patio doors feature from the rear patio into the generously proportioned and light sitting room, offering a fantastic variety of living space. A central hallway leads to a study, providing opportunities to work from home, a large utility and WC cloakroom that completes the ground floor accommodation.

The first floor landing leads to a guest bedroom with an impressive vaulted ceiling and en suite shower room, a family house bathroom and three further double bedrooms. The principal bedroom suite is located on the second floor which boasts stunning far reaching views. This comprises a light airy bedroom with dressing room and large en suite bathroom with free standing bath. Additional storage space is also found on the second floor.

Outside the property offers a private drive, a patio seating area and a large turfed garden to the front of Thackeray House, made private by garden wall.



SAT NAV POSTCODE: HG3 2HG



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