



MERRY BANK
Huby, Near Harrogate

Carter Jonas

MERRY BANK, MERRYBANK LANE, HUBY, LS17 0EN

Weeton train station – 1 mile
Harrogate – 6 miles
Leeds/Bradford Airport – 6 miles
Leeds City Centre – 12 miles

Detached period property • Four double bedrooms
Two reception rooms • Dining kitchen • Two bathrooms
Double garage and ample parking • Garden room
Beautiful Landscaped Gardens • Incredible views
Popular commuter village • Potential For Extension

Merry Bank presents a rare opportunity to acquire an individual family home combining a peaceful rural setting with excellent access for schooling, commuting and village amenities. The village of Huby is located 6 miles to the south west of Harrogate which offers an excellent and varied range of shopping and recreational facilities. There is a fantastic option of schools within the area and both the Grammar School at Leeds and Gateways in Harewood are within easy reach. There are regular bus services through the village and the Huby/Weeton railway station takes you into the centre of Harrogate and Leeds, the latter providing services to London's Kings Cross. Leeds/Bradford International Airport is around six miles away. The village also has a thriving community and regular sports and activities are available at Almscliffe Hall and Almscliffe Tennis and Bowling club and there are a wealth of cycle and walking routes available immediately in the village and beyond including Almscliffe Crag.

This spacious four bedroom period property enjoys a warm and welcoming atmosphere, enhanced by its stunning outlook and well balanced accommodation, and an internal viewing is essential to fully appreciate the charm, quality and setting on offer.

The property provides high quality accommodation arranged over two floors and briefly comprises a generous central reception hall, providing access to the principal living spaces.

A SPACIOUS AND BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOME, ENJOYING FAR REACHING VIEWS ACROSS STUNNING OPEN COUNTRYSIDE, PLEASANTLY POSITIONED ON THE EDGE OF THE HIGHLY DESIRABLE VILLAGE OF HUBY.



The spacious sitting room features a wood burning stove as a focal point and a bay window to the front. The spacious dual aspect dining kitchen is adjacent to the dining room, ideal for both formal entertaining and everyday family life, both benefitting from views over the rear gardens and fields. There is also a useful utility/boot room and a cloakroom/WC.

To the first floor, the spacious central landing, with loft access and cloakroom, provides access to four very good sized bedrooms. The principal bedroom benefits from an en suite shower room and fitted wardrobes, whilst the remaining bedrooms are served by a contemporary family bathroom, finished to a high standard with separate shower and a freestanding bath positioned to take advantage of the views.

Externally, a driveway provides generous off street parking and leads to a double garage. The attractive rear garden is thoughtfully landscaped with mature planted borders and a selection of seating areas, all designed to make the most of the outstanding countryside views. There is also a charming conservatory/garden room.

The vendors have explored the possibility of removing the wall between the kitchen and dining room creating a very large kitchen/dining/family space. An artist's impression is available to view if this would be of interest to an incoming purchaser.

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: Oil fired central heating system, all other mains services connected. The property is double glazed throughout

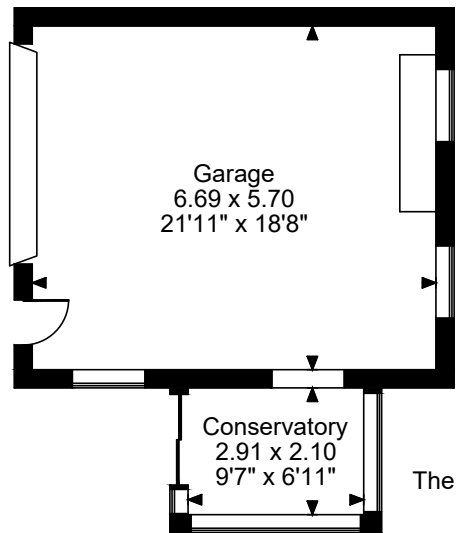
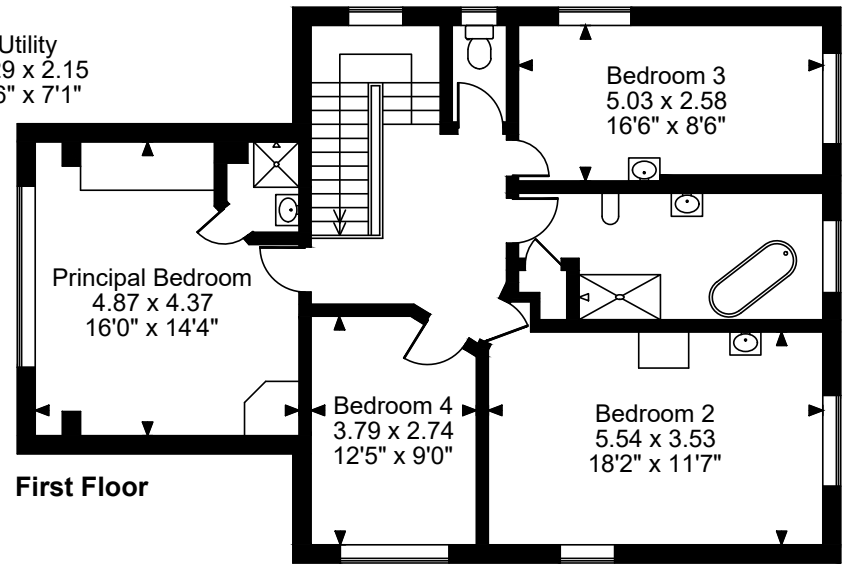
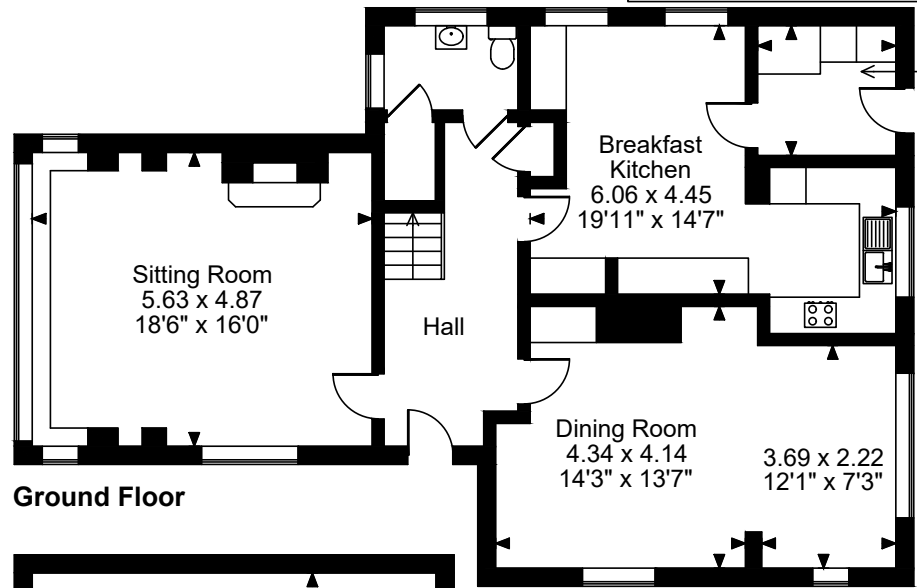
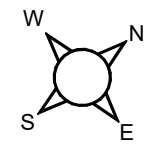
Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions: Leave Harrogate via the A661 Wetherby Road, heading south. At the roundabout with the A658, turn right and follow this road for approximately 3 kilometers. On approach to the village turn right into Crag Lane and follow this all the way bearing right while passing The Sleights and the property is the second to last house on the right after about 300 yards.





Merry Bank, Merrybank Lane, Huby
Approximate Gross Internal Area
Main House = 2,101 sq ft / 195 sq m
Garage = 410 sq ft / 38 sq m
Conservatory = 66 sq ft / 6 sq m
Total = 2,577 sq ft / 239 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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