



**THE GARTH**

Timble, Near Harrogate

**Carter Jonas**



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## THE GARTH, TIMBLE, LS21 2NN

Harrogate – 10 miles

Ilkley – 8 miles

Otley – 7 miles

The Garth occupies a lovely south facing position in this quaint conservation village, within the beautiful Washburn Valley. The village has an award winning public house/restaurant with a range of everyday facilities available in the nearby towns of Harrogate, Ilkley and Otley – all of which are within easy driving distance. For those who enjoy the outdoors, there are lovely countryside walks literally on the doorstep as well as Fewston and Swinsty Reservoirs. For the commuter, the business centres of Leeds and Bradford are within easy travelling distance, rail services to London's Kings Cross operate from Leeds and York (with connecting services from either Harrogate or Ilkley) and Leeds/Bradford Airport is within a 20 minute drive.

The Garth is a superb family house with origins dating back to the 17th Century, as depicted by the datestone on the front of the house which is inscribed 'RI 1668'. Further additions/alterations are understood to have taken place in the late 18th/early 19th Century. It has been the much loved family house to the current owners for 44 years and provides carefully maintained and well presented accommodation, with a wealth of charm and character throughout.

The accommodation is arranged over 2 floors and features a spacious reception hall with cloakroom off, a lovely sitting room, dining room, family room, breakfast kitchen with a 5 oven electric Aga, utility room and a vaulted wine cellar. On the first floor is a landing, principal bedroom with a dressing room (with fitted wardrobes) and an en suite bathroom, 4 additional bedrooms and a house bathroom. In addition, there is a large, walk-in loft storage area, accessed off the dressing room which could have potential to be converted into additional accommodation, subject to the necessary planning consent.

**A VERY ATTRACTIVE DETACHED PERIOD PROPERTY PROVIDING WELL PRESENTED FAMILY ACCOMMODATION OF CHARM AND CHARACTER, ENJOYING UNINTERRUPTED VIEWS OVER BEAUTIFUL COUNTRYSIDE, SET IN SUPERB GARDENS AND GROUNDS EXTENDING TO ABOUT 2¼ ACRES (0.91 HA) AND OCCUPYING A LOVELY POSITION IN THIS PICTURESQUE CONSERVATION VILLAGE IN THE WASHBURN VALLEY.**





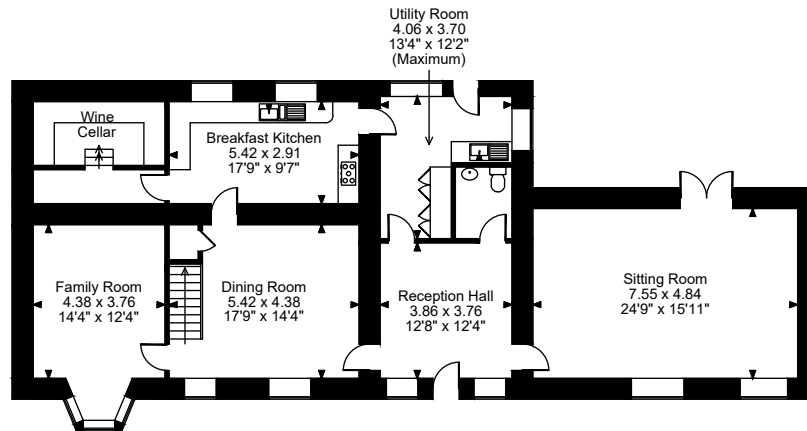
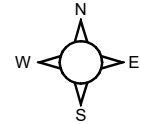
Outside, there is a double garage with workshop area, to the east of the house, with a tarmacadam drive providing parking for a number of vehicles. There is a further drive to the rear providing yet more parking together with 2 useful outbuildings. The principal garden area lies to the rear and forms a particular feature of this lovely family house. It has been cultivated and nurtured by the owners over the years and is beautifully maintained, featuring extensive lawned areas with deep and well stocked borders. There is a summerhouse and flagged seating area to the north eastern corner providing an ideal place for summer entertaining. To the front, across the little used lane, is a 1¼ acre paddock, being ideal for those with livestock/ equestrian interests.

**Services:** We are advised that mains electricity, water and drainage are installed. Oil fired central heating.

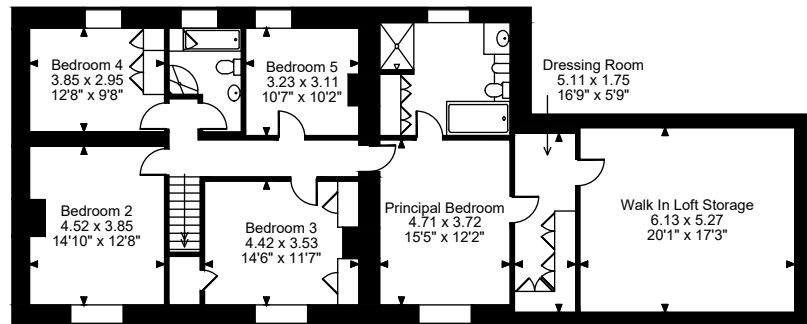
**Directions - LS21 2NN:** Proceed from Harrogate on the A59 towards Skipton. After the Hopper Lane Hotel in Blubberhouses, proceed down the hill and turn left, signposted to Otley. Proceed along this road for approximately 1½ miles and take a left turn signposted to Timble. Follow the signs to the village. Take the first right turn on entering the village. The Garth is the first property on the left. The drive is just beyond the house.



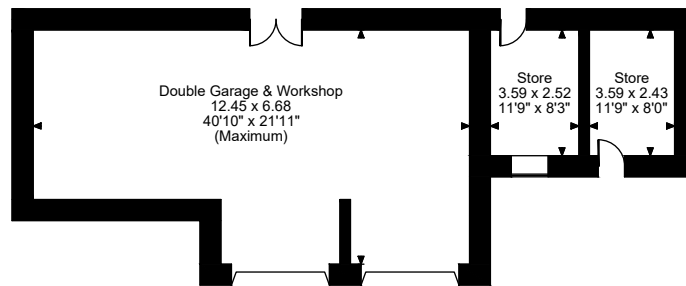
**The Garth, Timble**  
**Approximate Gross Internal Area**  
**Main House = 3,220 sq ft / 299 sq m**  
**Garage/Workshop/Stores = 992 sq ft / 92 sq m**  
**Total = 4,212 sq ft / 391 sq m**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC









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