



Mill Cottage, Mill Lane, Pannal, Harrogate, HG3 1JY

An attractive stone built detached period cottage enjoying a delightful position within the centre of this much sought after conservation village just to the south of Harrogate. The property offers character accommodation with private gardens adjoining the village beck.



Mill Cottage, Mill Lane, Pannal, Harrogate, North Yorkshire, HG3 1JY

Harrogate 3 miles, Train station 0.1 miles, Leeds 13 miles (all distances approximate)

Guide Price: £500,000

- Charming stone built detached period cottage
- Private gardens adjoining the village beck
- Highly sought after village location
- Convenient position with excellent road and rail links nearby
- Potential to add further value and accommodation



General remarks

THE PROPERTY

Mill Cottage is a charming stone built detached period cottage which as the name suggests, formed part of the village water mill many years ago with the water wheel and mill race still in place. The interesting accommodation is arranged over two floors and offers potential to alter and possibly enlarge by incorporating part of the ground floor storage area in to further living accommodation.

The cottage is approached through an entrance hall which has a shower room off and leads to the dining room with fireplace and a stove, kitchen with fitted units and appliances, utility room and a garage with additional storage area. A staircase rises to the first floor where there is the sitting room with gas fire and patio doors opening on to a south facing terrace which looks over the duckpond and the water wheel. There is a study and further steps to three bedrooms and a house bathroom.

OUTSIDE

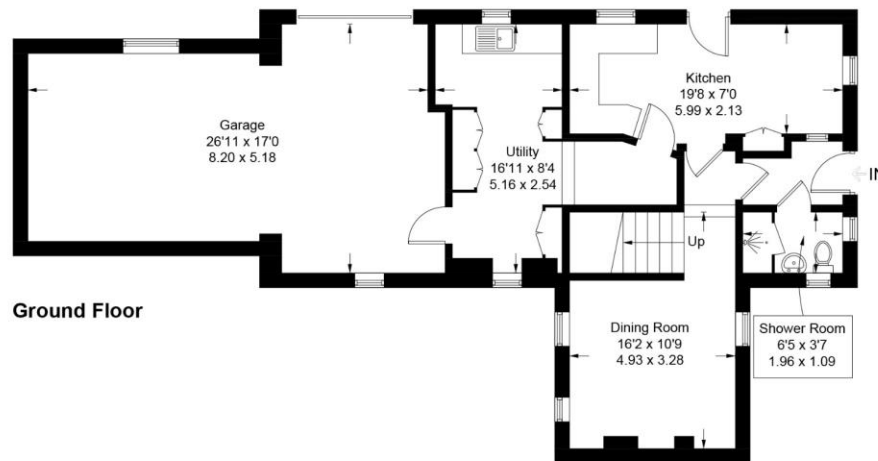
To the front of the property there are two small, raised beds and parking which in turn then leads to further parking at the rear of the cottage and access to the garage. There is a private lawned garden with deep and well stocked colourful borders and hedging to one side of the house. Stone steps at the rear lead to a raised south facing patio which overlook the water wheel and millrace. There is also a flagged fenced area overlooking the Crimpe Beck.

LOCATION

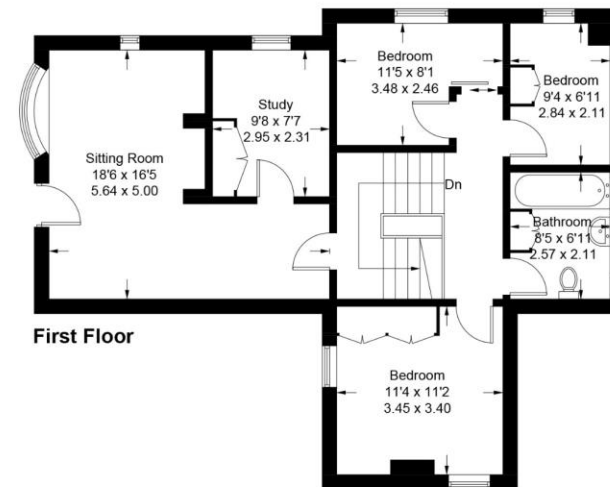
The property is located in the old part of the highly sought after village of Pannal which is located just a couple of miles to the south of Harrogate. The village includes a number of amenities such as a well-regarded primary school, church, dentist, garage, cricket club, Co-op and a train station providing direct services to Mainline stations at Leeds and York. For the commuter, there is quick access to the surrounding road network and the nearby towns and cities of North & West Yorkshire.

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Approximate Gross Internal Area
 Ground Floor = 982 sq ft / 91.2 sq m
 First Floor = 798 sq ft / 74.1 sq m
 Total = 1780 sq ft / 165.3 sq m
 (Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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Contact us



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Directions

DIRECTIONS – HG3 1JY

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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electric, water, gas and drainage. Gas central heating.
- Private parking and a garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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