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# Wising Gill House, Middlesmoor, Harrogate, HG3 5ST

A deceptively spacious three bedroom stone-built end-terrace home on the edge of the desirable village of Middlesmoor, finished to a high specification throughout. The property offers stylish and versatile accommodation, private outdoor space and off-road parking in a delightful countryside setting.

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## Wising Gill House, Middlesmoor, Harrogate, HG3 5ST

**Guide Price:** £350,000

- Deceptively spacious stone-built end-terrace home
- Two reception rooms
- Three bedrooms
- Bi-fold doors opening onto private patio and garden
- Off-road parking to the side of the property
- Village location surrounded by beautiful countryside







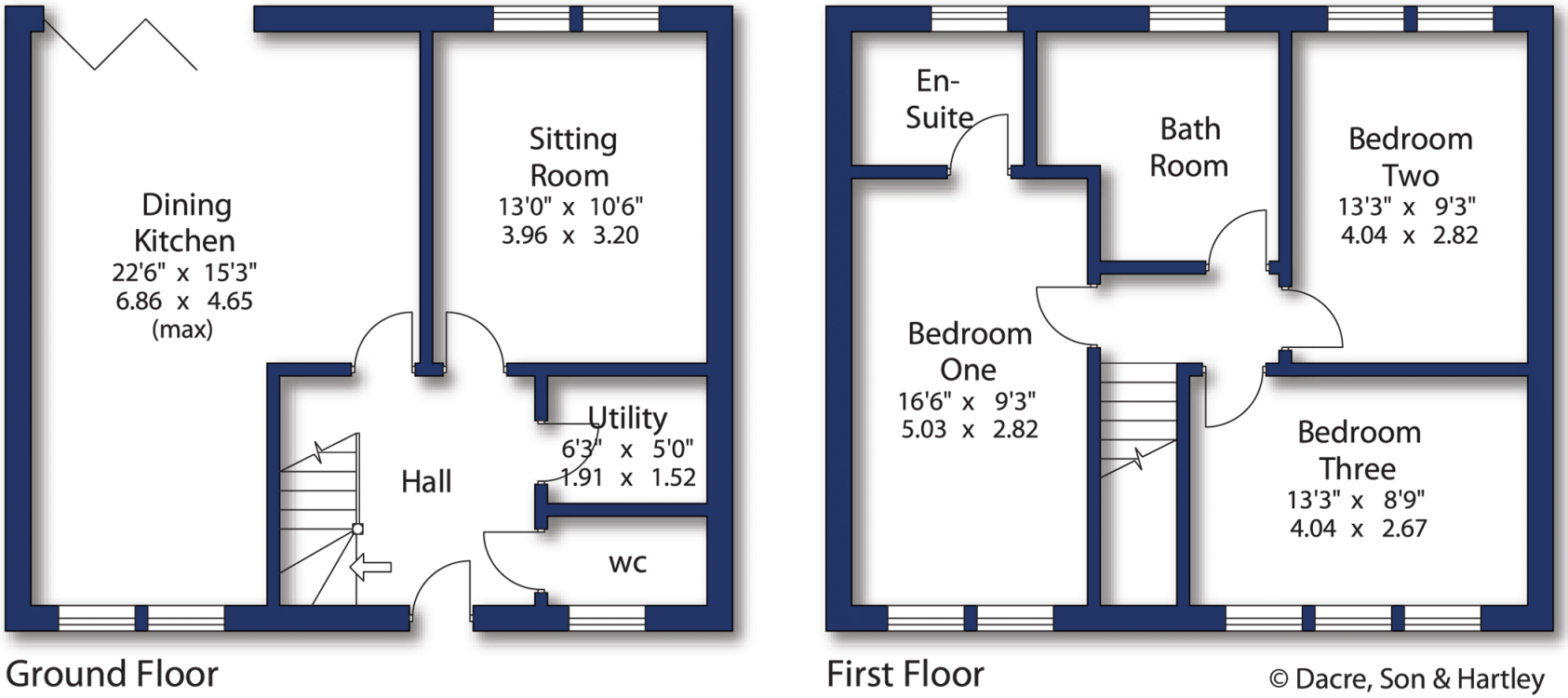
## General remarks

Occupying a delightful position on the edge of the charming village of Middlesmoor, this deceptively spacious stone-built three bedroom end-terrace home offers beautifully appointed accommodation finished to a high specification throughout. Currently operating successfully as a holiday let, the property would equally suit those seeking an impressive family home or luxurious countryside retreat.
The property immediately impresses with its welcoming and spacious entrance hall, creating a wonderful first impression while offering practicality for modern living. A convenient ground-floor WC and separate utility room provide additional functionality, perfectly suited to both family life and guest accommodation.
At the heart of the home lies the stunning open-plan kitchen, dining and family room — a superb contemporary space designed for entertaining and everyday living alike. Flooded with natural light, the room enjoys stylish finishes and features bi-fold doors opening directly onto the private patio and garden area, seamlessly blending indoor and outdoor living. A separate sitting room provides a cosy and relaxing retreat, ideal for quieter evenings.

To the first floor, the generously proportioned principal bedroom enjoys a dedicated dressing area along with a stylish en-suite shower room, creating an elegant and private sanctuary. Two further spacious double bedrooms are complemented by a beautifully finished modern house bathroom, all presented to an exceptional standard.
Externally, the property benefits from a private enclosed garden and patio area, perfect for outdoor dining and entertaining, solar panels to the roof at the rear, while off-road parking is conveniently located to the side of the house.

Situated within the picturesque North Yorkshire countryside, Middlesmoor offers a peaceful rural setting whilst remaining conveniently placed for access to nearby market towns and transport links. Surrounded by rolling countryside and scenic walks, the village provides an idyllic lifestyle for those seeking tranquillity without complete isolation. The surrounding area is renowned for its charming villages, traditional country pubs, and excellent opportunities for outdoor pursuits.

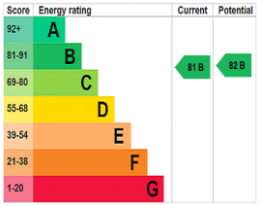
# Floorplans




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Contact us

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## Directions

Proceed down Pateley Bridge High Street, over the bridge and turn right into Low Wath Road. Follow this road for approximately 7 miles, passing through the villages of Ramsgill and Lofthouse. Upon entering Middlesmoor pass The Crown public house on the left hand side and the development can be found at the head of the village on the left hand side, identified by our For Sale board.

What3Words motoring.stoppage.entertainer

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band NA

## Tenure, Services & Parking

- To be advised
- Mains electricity, water and drainage are installed. There is no gas to the village.
- Off road parking

## 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 £34.20 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. Dacres Ref: PAT250092