



THE OLD MISTAL
Pannal, Near Harrogate

Carter Jonas

THE OLD MISTAL, MAIN STREET, PANNAL, HG3 1JZ

Pannal Train Station – 0.1 miles
Pannal Golf Club – 0.3 miles
Harrogate Town Centre – 2½ miles
Leeds City Centre – 13 miles

Spacious reception/dining hall • Cloakroom • Office
Large sitting room • Family room • Breakfast kitchen with integrated appliances • Principal bedroom with dressing room and an en suite shower room
Three further double bedrooms (two with en suite facilities) • House bathroom • Front and side gardens
Detached single garage • Off street parking for 2/3 vehicles • Central village location • Immaculately presented

The Old Mistal is located in the heart of this picturesque and most conveniently placed village, situated a short distance from Pannal train station and on Main Street for easy access onto Leeds Road. The elegant town centre of Harrogate is also only a short distance away and hosts an excellent range of shops, bars, restaurants, schooling for all age groups and other leisure facilities. The property is ideally placed for the commuter as ease of access can be gained on to all major road and rail networks which lead to the larger financial centres within our region.

The Old Mistal is a substantial, attractive and well maintained detached stone house converted from original farm buildings in 2004, now boasting deceptively spacious and beautifully presented family accommodation briefly comprising a spacious reception/dining hall, a wide sitting room with feature fireplace, a hand painted breakfast kitchen with integrated appliances, family room, study, utility room and a cloakroom completes the ground floor.

The first floor has a spacious galleried landing with exposed timber beams gives access to the principal bedroom with wonderful vaulted ceiling and feature beams with a contemporary en suite shower room and a dressing room.

AN IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED FAMILY HOME, OCCUPYING A FANTASTIC POSITION IN THE HEART OF PANNAL VILLAGE, JUST 2½ MILES FROM HARROGATE TOWN CENTRE, YET WITH BEAUTIFUL COUNTRYSIDE ON THE DOORSTEP.



There are two further double bedrooms both with en suite facilities, a fourth double bedroom with fitted wardrobes and the modern house bathroom with separate shower.

Outside, the property is accessed via wrought iron electric gates that are shared with the neighbouring property. These lead to a separate single garage and ample parking. Courtyard style suntrap gardens at the front and side have generous seating areas, flower borders, mature shrubs and trees.

ADDITIONAL INFORMATION

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

Services: All mains services connected.

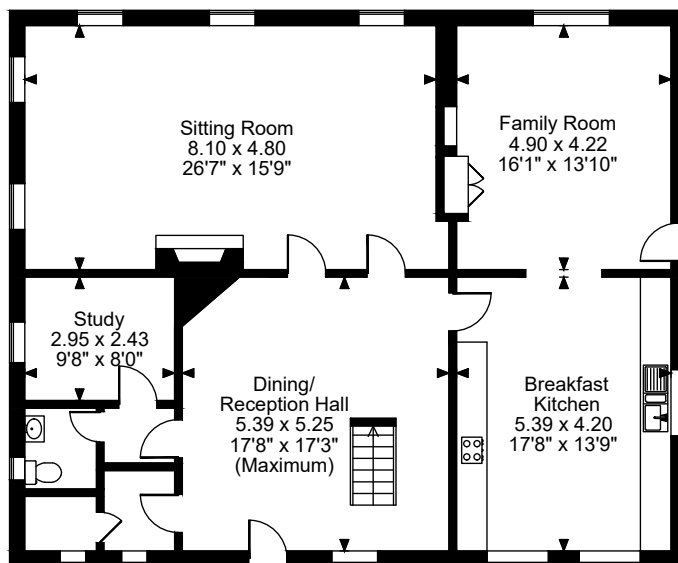
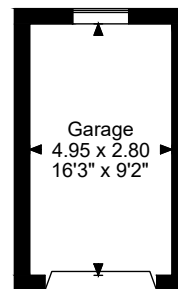
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG3 1JZ: Leave Harrogate town centre via the Leeds Road (A61) and turn right at the traffic lights by Costa Coffee entering Pannal. After around 400 meters the road turns into Main Street, turn right into Clarke Beck Close and the entrance to The Old Mistal is through the electric gates.

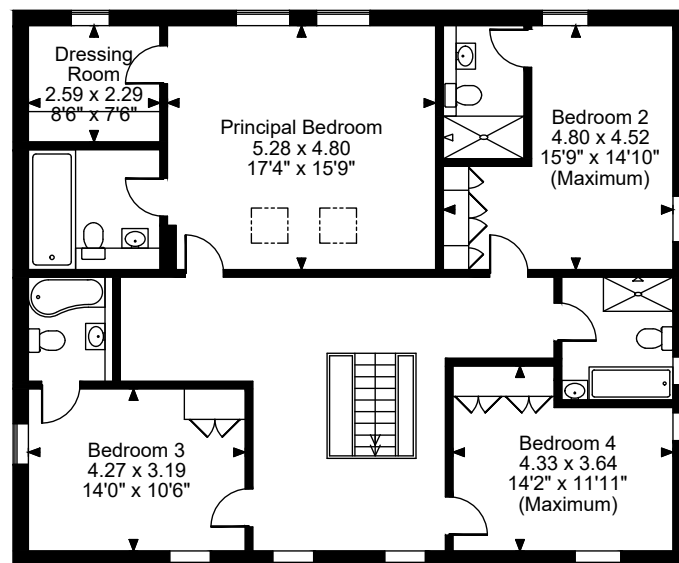




The Old Mistal, Pannal
Approximate Gross Internal Area
Main House = 3,035 sq ft / 282 sq m
Garage = 149 sq ft / 14 sq m
Total = 3,184 sq ft / 296 sq m



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+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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