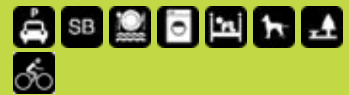


## The Washburn



### KEY FEATURES

- ✓ 2 Bedrooms
- ✓ Parking for 2 Cars
- ✓ 2 Bathrooms
- ✓ Beautiful Views
- ✓ Pets Welcome
- ✓ Cycle Friendly
- ✓ Oil Central Heating
- ✓ Free WiFi



### Accommodation

This delightful property, developed from a converted mistal, is definitely not to be missed! Set on the Owner's beautiful Stile Top Farm in Norwood - within the Washburn Valley which is part of a designated Area of Outstanding Natural Beauty - it is ideally placed for anyone to appreciate the natural world, yet only a short drive from the Spa town of Harrogate and 3 miles from Leeds Bradford Airport.

3 steps lead down from the private unloading area (to the rear of Stile Top Farm) to the entrance of the Washburn via the BBQ area adjacent to the stream. The property benefits from being all on one level (see note on small steps). The Lifestyle room comprises a beautiful handmade painted kitchen by 'Little London Furniture' with range cooker and integrated appliances, a large 40" wall mounted TV, corner sofa and solid oak dining table seating 4 guests. The room enjoys stunning panoramic views of the Washburn area which are sure to be a firm favourite with guests.

A hallway (one step up from the kitchen) leads to the Dob Park Room (one step up) which is a family room with king size oak bed, additional single bed and ensuite travertine tiled bathroom with slipper bath (hand held shower on bath), basin, toilet, heated towel rail & wall mounted TV. The second double bedded room - the Fewston Room - benefits from an ensuite shower room with large travertine tiled walk in shower (very small step), basin, toilet & heated towel rail.

Convenient outside bike and garden furniture store. Outside patio/BBQ area with short walk to wildlife pond nearby. Please take care with small children near the stream which runs close to the property.

### Services

Oil CH. Free WiFi - but please be aware that this is a rural location and whilst reliable is not as fast as you would find in a town location. Microwave, fridge, freezer, dishwasher, washer dryer, large range cooker with electric oven. TVs, iPod dock, radio & CD. All fuel, linen and towels included in the rent. Parking for 1/2 cars. Babies welcome - Travel Cot available on request. Patio/BBQ area with outside furniture (please bring own BBQ). Welcome pack of beverages. Pets accepted (£20 charge per pet) but please keep on lead due to grazing animals and owner's dog.

For an amazing walk from the door take a look at this [link](#).

## PRICE BANDS

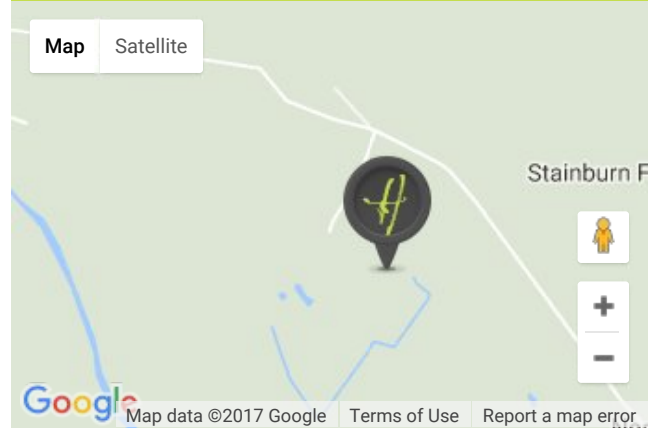
**Low:** £505.00

**Mid:** £565.00

**High:** £635.00

Short breaks are always available, the cost of which are calculated in the following way; 3 nights are available for 70% of the weekly rate, 4 nights are calculated at 80%, 5 nights are 90%. 6 nights are charged at the full weekly rate.

## MAP



## LOCAL AMENITIES

<b>Shop (Farm) &amp; Otley</b>	10 minutes drive
<b>Rural pub</b>	5 minutes drive
<b>Leeds Bradford Airport</b>	12 minutes drive
<b>Harrogate Town Centre</b>	12-15 minutes drive