

VALLEY FARM

Beckwithshaw | Nr Harrogate



VALLEY FARM

Howhill Quarry Road, Beckwithshaw,
Harrogate, HG3 1QH

Central Harrogate 3 miles, Leeds 17 miles Bradford 18 miles

**A SECLUDED YET CONVENIENTLY LOCATED 5
BEDROOM DETACHED FARM HOUSE TO MODERNISE
WITH A SUBSTANTIAL RANGE OF TRADITIONAL FARM
BUILDINGS HAVING POTENTIAL, STANDING IN SOME
14.5 ACRES TO THE SOUTH WEST OF HARROGATE**

Accommodation

Entrance Vestibule • Dining Room • Sitting Room • Games Room
Living Room • Staircase Hall with Cloaks/Shower Off
Breakfast Kitchen • Rear Porch • Large Cellar • 5 Bedrooms
House Bathroom • Separate Shower Room
Garaging and Carport • Substantial Stone Barn with Potential
Established Gardens • Grassland and Woodland

In All Some 14.46 Acres



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North Yorkshire, HG1 1ND
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15-17 High Street, Boroughbridge,
North Yorkshire, YO51 9AW
Tel: 01423 590500
boroughbridge@gscgrays.co.uk

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Situation

Valley Farm enjoys an enticing setting being discreetly positioned to the southwest of Harrogate with the property is just 10 minutes drive from the extensive facilities in the town centre and within the recognised commuter belt of the West Yorkshire conurbation. The property is situated at the end of a private road in a location known to few particularly as the property has been in the same family ownership for some 45 years. This wonderful hidden location at the upper end of the Crimble Valley is magical with lovely walks in the vicinity where it is hard to believe that Harrogate, Leeds and Bradford are so close but yet so far.

Description

This substantial detached stone farmhouse extends to some 2,800 sq ft and comprises 5 bedroom with 4 reception rooms all of which requires comprehensive modernisation and improvement to satisfy the requirements of modern day family living. There is a potential for extension and alteration so as to take full advantage of the setting. The property also includes a substantial range of outbuildings including a traditional stone barn with potential for residential conversion/ ancillary use plus garaging, a carport and storage.



The property faces south-east with established gardens to both the front and rear plus grassland sitting on the western side and established woodland creating the northern boundary. This is an exceptional opportunity in a rural location that belies its convenience and as such, the sale is expected to create significant interest.

Additional Information

Tenure

Freehold with vacant possession on legal completion.

Services

Mains electricity, mains water, private drainage, oil central heating.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property. There is a public footpath that passes along the driveway and then through the grassland close to the southern boundary. There is a further footpath that passes through the woodland on the northern edge of the holding.

Agents Note

The vendors reserve the right to include a clawback provision in relation to the development of the barn as a separate dwelling. Council Tax Band F.

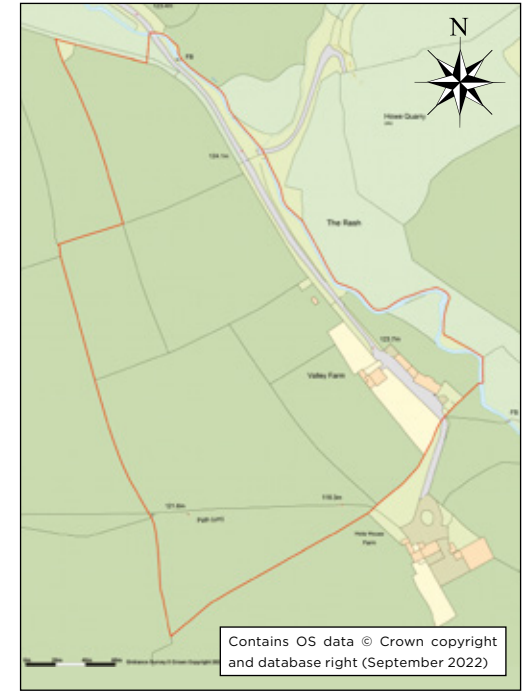
Viewing

Strictly by appointment with the selling agents Lister Haigh or GSC Grays.

Directions

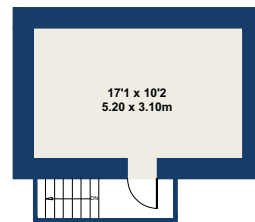
Proceed out of Harrogate on the Otley Road to Harlow Carr Gardens. Turn left onto Beckwith Head Road . At the T junction turn right, and then next left onto Howhill Quarry Road. Proceed down the road for 0.7 miles, past the sign saying Private Roadway and continue until the property is seen on the right hand side.



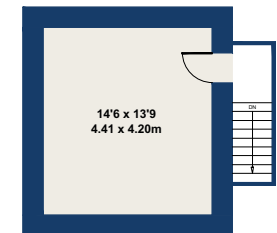


Approximate Gross Internal Floor Area:
2142 sq ft - 199 sq m

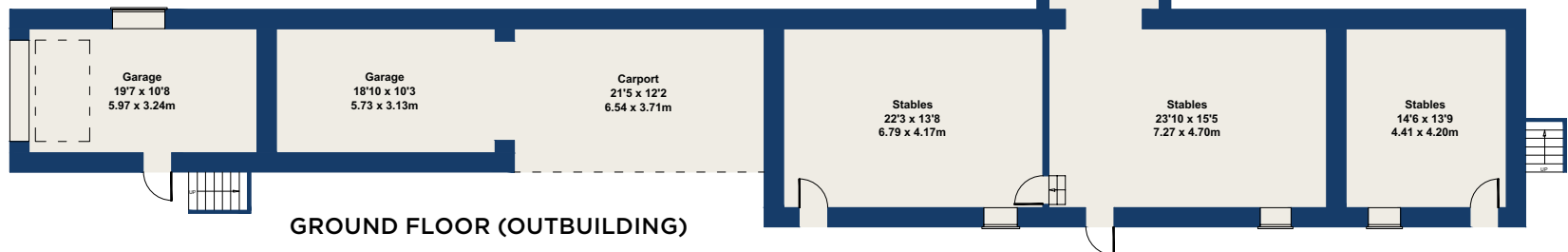
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



FIRST FLOOR (OUTBUILDING)



FIRST FLOOR (OUTBUILDING)



Approximate Gross Internal Floor Area:
2777 sq ft - 258 sq m

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Disclaimer "The joint agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of the joint agents has any authority to make or give representation or warranty whatever in relation to this property." Regulated by the RICS. Brochure prepared September 2022. Brochure by wordperfectprint.com

