



**BISHOPSIDE FARMHOUSE**  
Near Pateley Bridge, North Yorkshire



**GSC GRAYS**

PROPERTY • ESTATES • LAND







# BISHOPSIDE FARMHOUSE

BLAZEFIELD, PATELEY BRIDGE, HG3 5NG

A GENEROUSLY PROPORTIONED 5 BEDROOM DETACHED FARMHOUSE IN 4 ACRES OF WONDERFUL NIDDERDALE COUNTRYSIDE, COMPREHENSIVELY IMPROVED AND RE-ARRANGED IN RECENT YEARS, AND NOW OFFERED WITH THE OPPORTUNITY FOR PERSONALISATION

## Accommodation

Dining hall • Living kitchen • Sitting room • Study  
Secondary kitchen • Cloaks/shower room

Feature landing • Master bedroom with ensuite and dressing room  
Guest bedroom with ensuite • Three further bedrooms (one with en-suite)  
House bathroom

## Outside

Workshop/garage • Stable block • Established gardens, woodland and grassland

In all around 4 acres



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### Situation

Bishopside Farmhouse sits in the heart of Nidderdale, being a designated National Landscape (formerly AONB) but yet the country setting belies the convenience of being only a few minutes' drive from an extensive range of facilities in the picturesque town of Pateley Bridge. The elevated position affords lovely views over the Dale and surrounding farmland, and the property sits well within its own holding. The cathedral city of Ripon and Spa town of Harrogate are 12 and 15 miles respectively.

### Description

Over the last 2 years, the property has been the subject of significant improvement with the specific intention of creating a 21st century home within what is believed to be an early 18th century shell. As such the property has been modernised from the roof downwards including bespoke sealed unit double glazed windows, comprehensive timber replacement, complete rewiring with structured cabling and re-plumbing together with the installation of a ground source heating system and a new sewerage treatment plant. The internal layout has been reconfigured according to modern day living standards with the purchaser now having the opportunity to install kitchen and bathroom fittings, tiling and floor coverings according to personal choice and expense.





### Accommodation

The generous living space extends to around 3800 sq ft, having a strong emphasis on being open plan and light, helped by all the rooms facing south-east. There is an immediate sense of arrival into a spacious dining hall with a feature staircase, and double-sided fireplace that opens to a fabulous large living kitchen area that is around 515 sq ft in its own right. Plumbing and electrical connections have already been strategically positioned for final fit out. There is a generously sized sitting room leading to the study/snug and then to the secondary kitchen area/utility having extensive plant equipment, plus a cloaks/shower room off.

All the bedrooms have enviable rural views over Nidderdale. A generous master suite on the western side is complimented by a guest suite at the eastern end with 3 bedrooms between (one with provision for an en-suite) plus a house bathroom. As with the kitchen fitout, the property is sold as seen with the purchaser having the opportunity to acquire and install sanitaryware and tiling, at their own expense post-acquisition.

Standing nicely in some 3.96 acres, there is an established garden, woodland and grassland together with stabling facilities (two loose boxes and tack room) plus a workshop/garage. There is also planning permission for a detached double garage positioned off the side driveway, and a new garden room to the front of the building.

Bishopside Farmhouse is a wonderful country house in an enviable setting in the heart of Nidderdale. With the major improvement works complete, together with appropriate certification, this is a unique opportunity for personalisation without the attendant delay and uncertainty often associated with significant projects of this nature.

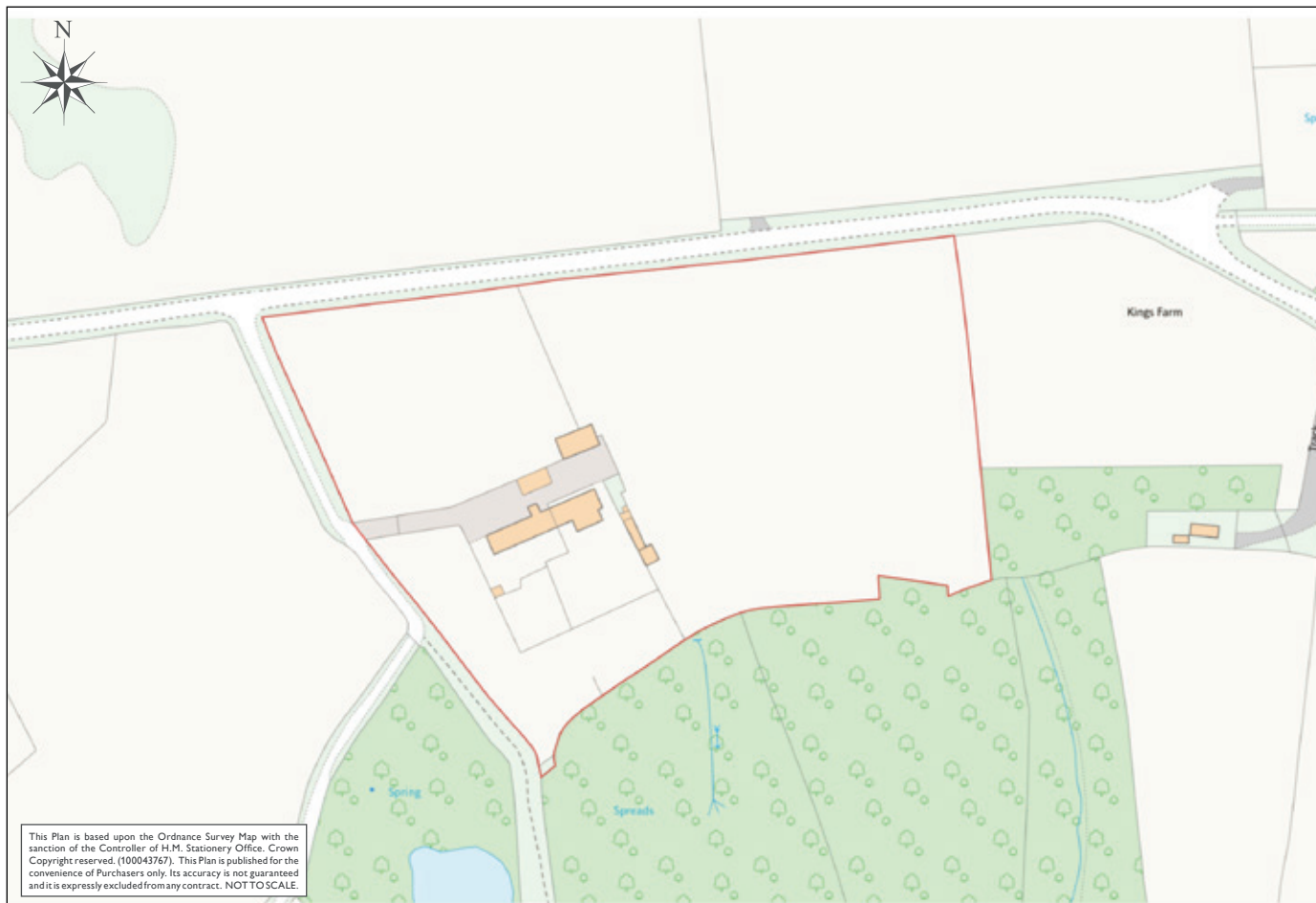
### Tenure

Freehold with vacant possession on completion.

### Local Authority

North Yorkshire Council.





### Services

Mains electricity, private drainage and water, ground source heating being underfloor to the ground floor with radiators to the first floor

### Council Tax

Band G

### Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

### Directions

From the village of Summerbridge, proceed on the B6165 towards Pateley, passing through Low Laithe, Wilsill and Glasshouses. At the top of the hill, turn tight onto B6265 towards Ripon. After approx. 0.25 miles, turn sharp left (allow space to take the turn). Proceed up the hill for approx 0.3 miles, the property will then be seen on the left hand side.

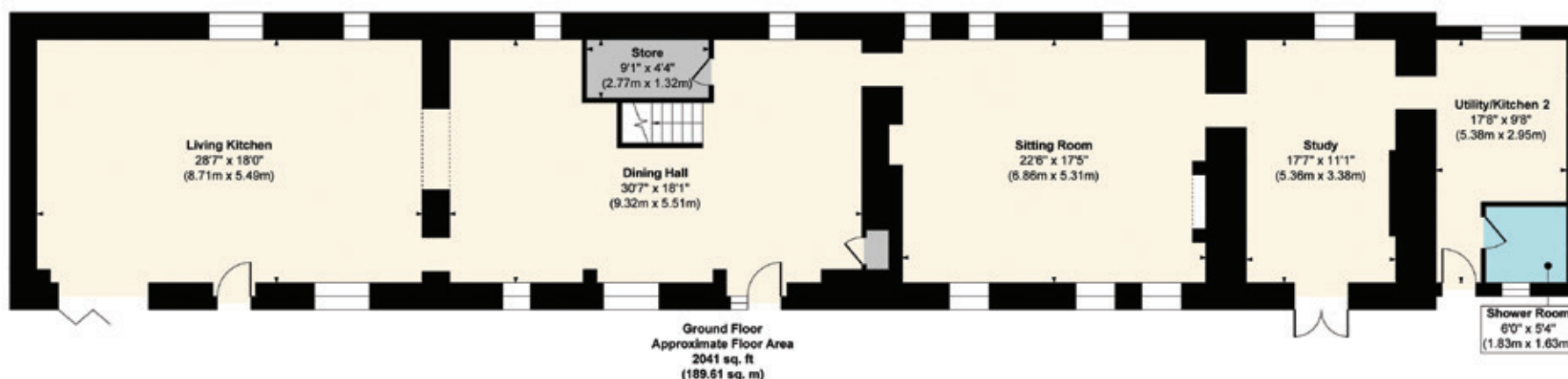
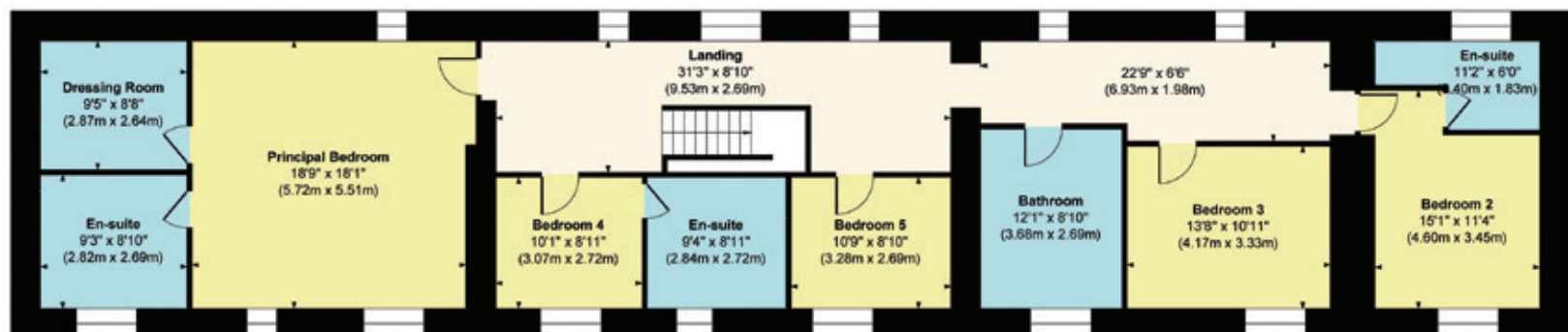
### what3words

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### Viewing Arrangements

Strictly by appointment through the selling agents GSC Grays.  
T: 01423590 500 | E: [tajw@gscgrays.co.uk](mailto:tajw@gscgrays.co.uk)



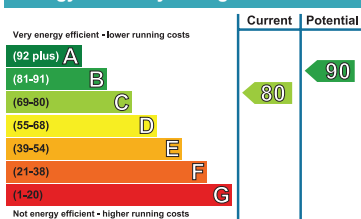


**Approx. Gross Internal Floor Area 3854 sq. ft / 38.04 sq. m**

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

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### Energy Efficiency Rating



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Particulars written: May 2025

Photographs taken: May 2025



