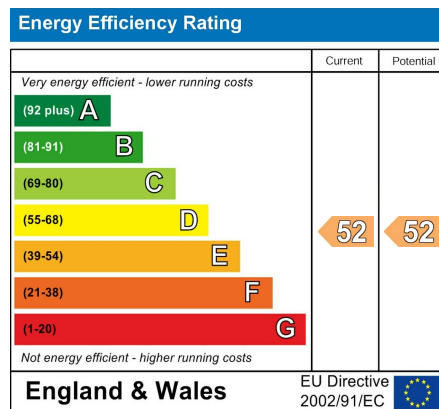


Floor Plan



Energy Performance Certificate



Directions

Proceed away from Harrogate along the A59 Skipton Road and turn right after The Black Bull public house onto Cold Cotes lane and right again onto Cotehill Road where the farmhouse will be found on the right hand side.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£795,000

Highfield Farm, Cote Hill Road, Felliscliffe, HG3 2LN

3 Bedroom Cottage - Semi Detached

A three bedroom stone built semi detached farmhouse with stunning views, large garden and adjoining paddock circa 5 acres, located in this idyllic, rural location within easy reach of neighbouring villages amenities.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Highfield Farm features, a reception hall, guest, cloakroom, lounge, family room, dining room, and kitchen with a utility room. On first floor there is a Master bedroom with a modern ensuite bathroom, two further bedrooms and a modern house bathroom. Outside there is an extensive parking area and a good size lawn with views over the paddock land and beyond.

The villages of Darley has schooling opportunities, a village store, located close to the property is the Wellington Inn public house. Summerbridge is 5 minute driveaway where there is a post office hardware store,, petrol station, hair dressers, church and doctors surgery,

Harrogate which is approximately 11.5 miles, Leeds 27.5, York 31 miles, Pateley Bridge approximately 4 miles and Ripon approximately 15.1 miles offer additional restaurant, bar, shopping and schooling opportunities.

The property is surrounded by Nidderdale walks, countryside and National Trust sites - such as Brimham Rocks and Fountains Abbey. For the commuter Highfield Farm is within easy access to the A1 and other main A roads and Leeds and York Railway Stations for commuting North or South bound.

