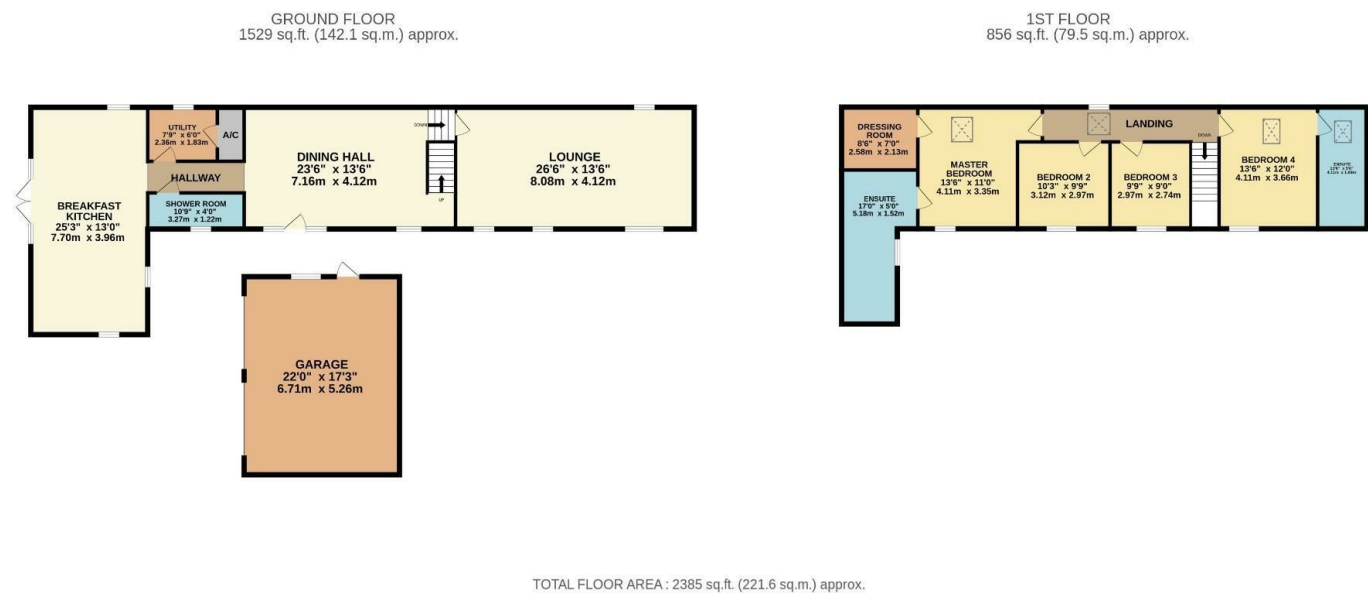
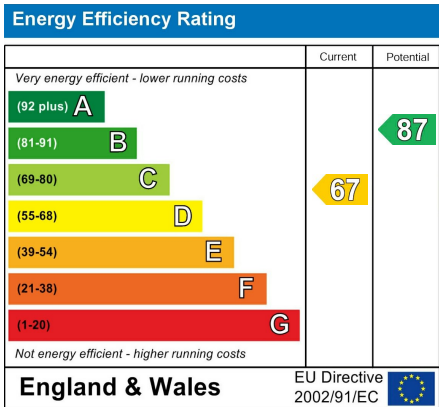


Floor Plan



Energy Performance Certificate



Directions

Leave Harrogate on the A59 Skipton Road until the Menwith Hill crossroads, turning right towards Darley and Pateley Bridge continue up the hill and into Dacre and turn left onto Dacre Lane. Take the right hand turning sign posted Heyshaw and then take the next right into Hayshaw. Holme Farm Barn is towards the bottom of the hill, turn left and is found on your right hand side.

Council Tax Band G 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.



£950,000

Holme Farm Barn Heyshaw, Harrogate, HG3 4HD 4 Bedroom House - with Land

Holme Farm Barn is an immaculately presented four double bedroomed barn conversion providing spacious and flexible living accommodation with stunning Nidderdale countryside views, set within three acres completely surrounded by Yorkshire dry stone walls which includes paddocks, outbuildings and a double garage located within Nidderdale's Area of Outstanding Natural Beauty.



HOPKINSONS

ESTATE AGENTS

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Description

With oil fired central heating including underfloor heating to the ground floor and in the bathrooms, double glazing and characterful features throughout the living accommodation comprises; Front door leading into the dining hall. From the dining hall there are steps leading down into the stunning lounge with sandstone fireplace and wood burning stove.

There is a fantastic modern breakfast kitchen with granite worktop, electric range cooker, integrated appliances, space for a fridge freezer, island with breakfast bar, seating area and double doors leading out onto the south west facing flagged patio which creates a fantastic entertaining space. There is also a shower room with walk in shower, w/c and hand basin, separate utility room.

On the first floor the landing leads to the master bedroom with a walk in wardrobe and ensuite bathroom including a walk in shower, w/c and hand basin. Second double bedroom with ensuite bathroom with walk in shower, separate bath, w/c and hand basin, two further double bedrooms.

Outside there are electric gates opening onto the spacious driveway which offers off street parking for multiple vehicles and leads to the double garage. There is lapsed planning permission on the double garage to turn it into an annex. To the front of the property there is a flagged pathway to the front of the barn leading to the front door and lawn area. The barn is set within 3 acres which includes paddocks, with new fencing, a new hay barn, double field shelter with adjoining feedstore, planted meadows with wild flowers. There is also gated access from the paddocks onto a lane which leads you to a range of outstanding walks on the moors.

The property is located in Heyshaw which is a rural hamlet within the Nidderdale Area of Outstanding Natural Beauty with a wide range of amenities in Dacre and Summerbridge including doctors surgery, shop, post office, hardware shop and petrol station. The popular Nidderdale town of Pateley Bridge is approx 3 miles away offers a further range of amenities.

