



FOULDSHAW HOUSE FARM BARN, HG3

GUIDE PRICE £495,000



Traditional detached barn conversion with parking, gardens, and views.

Fouldshaw House Farm Barn is a detached stone built converted barn offering versatile family living arranged over two floors, occupying an idyllic position surrounded by open countryside with distant panoramic views.

The spacious and flexible accommodation briefly comprises a welcoming reception hall, cosy sitting room with wood burning stove, generous dining kitchen with a range of fitted shaker style cabinetry, granite work surfaces, range oven, Belfast sink, and integrated appliances. To the opposite side of the ground floor is a further triple aspect reception room which could also easily be utilised as a fourth bedroom if required as there is an adjacent shower room off the hallway.

A staircase from the sitting room leads up to a principal bedroom with fitted wardrobes and an en suite shower room, further bedroom with fitted wardrobes, and a luxurious house bathroom with freestanding bath. A second staircase from the reception hall leads up to another bedroom in the eaves of the roof - this cosy room with reduced head height is flooded with natural light.

The property sits at the head of a shared driveway off Fouldshaw Lane with a wooden gate revealing a private gravelled parking area for numerous vehicles. The mature lawned gardens wrap around the house, the majority of which being to the front. A stone walled boundary separates the gardens from adjacent open fields with fantastic far-reaching views beyond.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax
Band E

EPC Rating
E





Location

Fouldshaw House Farm Barn is situated in a traditional rural hamlet in the Nidderdale Valley, located just above the village of Dacre where amenities there and in the adjoining village of Summerbridge include a shop, post office, butcher, pub, and doctors' surgery. The property is also within a 20-minute drive of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York.

Services

We are advised the property is connected to mains water and electricity. Private drainage to a septic tank. Oil fired central heating is also installed.

Directions - HG3 4AP

From Harrogate follow the A59 towards Skipton until reaching the Menwith Hill crossroads then turn right towards Darley and Pateley Bridge. Continue past the Wellington Inn and then up the hill into Dacre and turn left after the phone box onto Dacre Lane. Turn Right onto Dike Lane and then turn left onto Woodmanwray Lane and continue to the end, turn left and then the entrance to the property can be found on the right-hand side.

Viewing Arrangements

Strictly by appointment via the selling agent – North Residential
Tel: 01423 530088
Email: harrogate@northresidential.co.uk



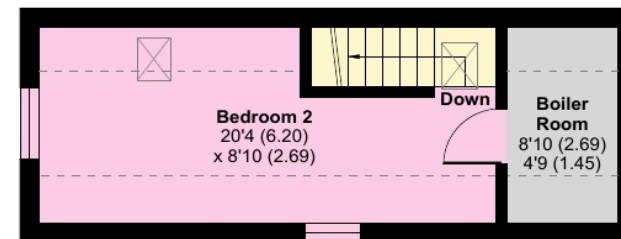
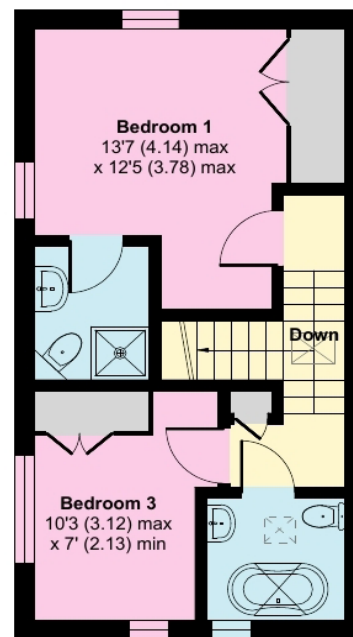
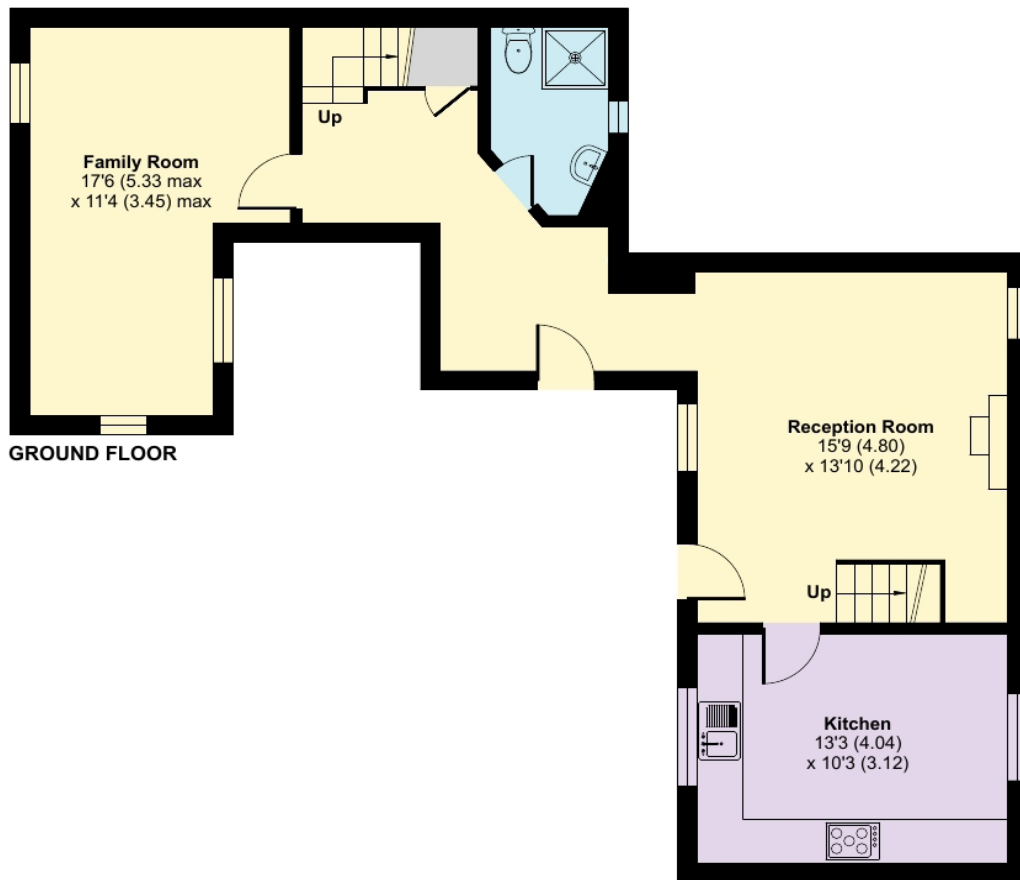
Fouldshaw House Farm Barn, Foldshaw Lane, Dacre, Harrogate, HG3

Approximate Area = 1212 sq ft / 112.5 sq m
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Total = 1300 sq ft / 120.6 sq m

For identification only - Not to scale



Denotes restricted head height



PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs dated July 2024.

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