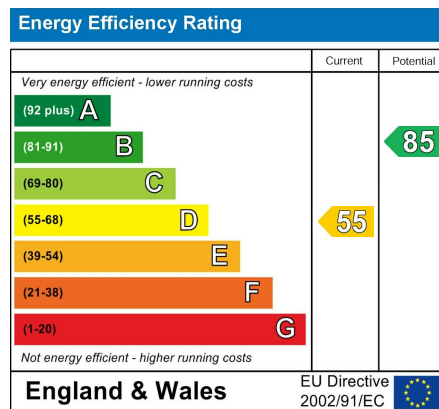


Floor Plan



TOTAL FLOOR AREA : 4244 sq.ft. (394.3 sq.m.) approx.

Energy Performance Certificate



Directions

From the direction of Harrogate continue through Burnt Yates take the right hand turning towards Brimham Rocks. Continue until you reach the crossroads and turn right. Pass the visitor car park until there is a sharp right hand where the entrance to the property can be found on the left. Follow the track and turn right and right again where there is private parking for Brimham Rocks Farm.

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.



£1,450,000

Brimham Rocks Farm Brimham Moor Road, Summerbridge, Harrogate, 7 Bedroom House with Annexe HG3 4BF

A beautifully situated small holding featuring an updated extended farmhouse which has been tastefully refurbished with two stunning independent 2 bedrooom cottages, set in approximately 3.5 acres of farmland with a large Dutch barn. INTERNAL INSPECTION STRONGLY RECOMMENDED.



HOPKINSONS
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Description

The main farmhouse features a wide covered entrance porch that leads into a sitting room that has a central feature stone fireplace with an inset log burning stove. From the sitting room is a snug/bedroom four that is currently a study, games room and which has its own independent entrance ideal for those wishing to work from home.

There is an impressive living room with exposed floorboards and a feature log burning stove set to a stone fireplace. Beyond there is a guest cloakroom, utility room and spacious boot room. A main feature of this charming home is its living dining kitchen which offers a useful storage island with breakfast bar, dining/soft seating area and windows to 3 sides with 4 Velux windows that flood light in. The kitchen offers hand painted storage cupboards with drawers, a cooking range with electric ovens and gas hobs, American style fridge freezer and a freestanding dishwasher.

At first floor there are three spacious bedrooms, two of which have fitted bedroom furniture together with a superb ensuite shower room to the Master bedroom and a stunning house bathroom with corner shower.

Outside offers pleasant sitting areas that make the most of the sun all day long, lawned gardens together with a detached barn measuring approximately 60' x 40' with an inspection pit, electric light and power plus a water tap and forms fantastic space for those with equine interests or for the motor enthusiast. There is also a field shelter that could form 2 stables for those with equine interests.

For those looking for additional income or two self-contained individual spaces for family there are two cottages which have a central utility room/store.

Dovecote Cottage has a private entrance with entrance lobby and a door to an impressive living kitchen which has a soft seating area that incorporates a feature fireplace with inset log burning stove. There's a breakfast bar and modern kitchen that offers a freestanding fridge and electric cooker and a door that leads to the rear lawn garden that provides a pleasant sitting area for guests. A staircase leads to a useful first floor mezzanine area making an ideal play area / chill zone for children. There are two double bedrooms with a separate toilet and a luxury house shower room.

The second cottage, known as Broom Cottage offers its own private entrance lobby, with access to boiler room, a spacious lounge with feature stone fireplace with a raised log burning stove, painted beam ceiling and personal access door leading out to a private rear patio area, a dining kitchen with freestanding fridge integrated electric oven with grill, four ring electric hob and extractor fan. At first floor there are two double bedrooms and a luxury house shower room.

For those with horses, ponies or sheep it makes a delightful private and secure retreat and there beautiful gardens to play in for children and land for those with outdoor interests.

Brimham Rocks Farm is located on the edge of the National Trust site of Brimham Rocks which is a renowned beauty spot within an area of outstanding natural beauty offers something for everybody!

The nearby village of Summerbridge and town of Pateley Bridge offer shops, primary schools and amenities and the fashionable spa town of Harrogate and Cathedral City of Ripon are both within easy reach. For the commuter there is easy access via train with links to Leeds, York and London and road access via the A1m.

