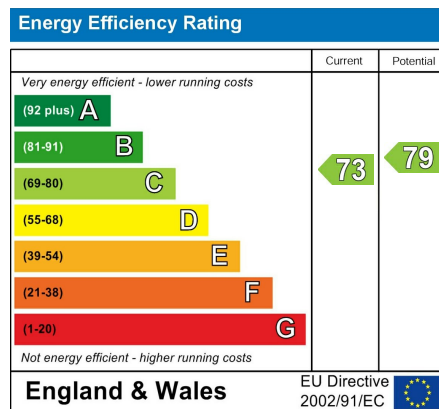


Floor Plan



TOTAL FLOOR AREA : 2512 sq.ft. (233.4 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate towards Ripon and at the second Ripley roundabout take the B6265 towards Pateley Bridge. Pass through the village of Burnt Yates and turn right on to the Brimham Rocks Road.

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.



**£860,000**

5 High North Farm Fellbeck, HG3 5EY

5 Bedroom Barn Conversion

**A stunningly positioned five bedroom barn conversion with a high-quality interior with lawned gardens and a one acre paddock with outstanding views towards Brimham Rocks. No chain involved**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With oil-fired central heating and low-maintenance composite doors and windows, the stylish family home offers something for everybody. There is a private gravel driveway set behind a five-bar timber gate from where there is turning and parking. A detached timber-clad double garage with two remotely controlled roller doors provides a useful, storage area. There are two separate areas the smaller of which is enclosed and these are ideal for those with pets and young children.

The larger garden has a patio area and a dry stone boundary wall with an opening leading into a superb 1-acre paddock ideal for those with children, pets, or ponies!

The house itself features a wet underfloor heated system. This well-planned home has a great sense of space and light. A reception hall has a guest cloakroom/wc and a useful under-stairs storage cupboard.

A spacious lounge area incorporates a dining area and a central feature fireplace with an inset log-burning fire.

There is a glazed door that leads out to the rear enclosed garden. A main feature of the stylish home is its large open plan living kitchen which features fully integrated appliances and a delightful sitting area that has bi-fold doors leading to a stone-flagged patio. There is also a separate utility room with a floor-mounted Grant oil-fired boiler and a useful everyday entrance lobby.

A ground-floor bedroom suite could be utilised as a study featuring an ensuite shower room. At the first floor there is a Master bedroom with a luxury ensuite bathroom that incorporates a corner shower stall. There are three further double bedrooms (one of which is currently used as a study) and a luxury house bathroom with both bath and shower stall.

There is a 23 foot long landing that has a void feature at the back which provides natural light to the landing area. The property is located in one of the most sought-after positions in an area of outstanding natural beauty. There are far-reaching views from the main entertaining areas and paddocks towards Brimham Rocks where pleasant walks can be enjoyed.

Nearby there is the town of Pateley Bridge, Cathedral city of Ripon and closer to hand the village store in Summerbridge. Harrogate is an approximate 20 minute driveway where there is an excellent range of shops, bars and restaurants. In the area there is a wide choice of schooling option for all age groups.

**AGENTS NOTES:** Charges of £35 pcm covers the electricity, servicing and emptying of the septic tank, as well as costs for the management company, liability insurance, accountancy fees, confirmation statement and ICO fee.

