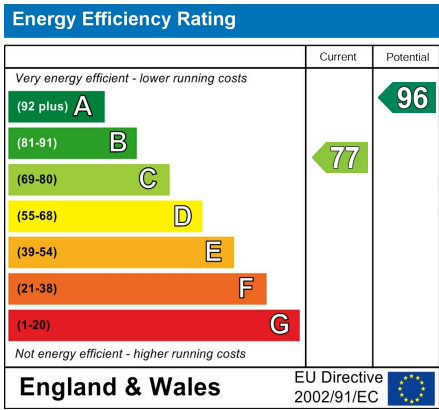


Floor Plan



Energy Performance Certificate



Directions

Proceed along the A59 Skipton Road out of Harrogate and turn right before Menwith Hill base onto Cold Cotes Road and first right onto Cold Cotes Lane where the property is easily found on the right hand side.

Council Tax Band F 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.



£1,175,000

The Barn Cote Hill Road, Felliscliffe, Harrogate, HG3 2LN 4 Bedroom House - with Land

A stunning four bedroomed character barn conversion featuring stabling and outbuildings set in 6 acres approx of land land located in a quiet private Nidderdale position. No Chain involved.



**HOPKINSONS**  
E S T A T E A G E N T S

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



Description

The Barn is a stunning character Barn conversion with four bedroomed accommodation. The property also has an elapsed full planning permission granted on a conversion of an existing outbuilding to create a two bedroomed holiday cottage Annexe (22/00030/FUL) with Harrogate Borough Council.

The property will appeal to those with horses/ponies with a covered building with stables, stores and tack area.

The Barn, currently offers Entrance, hall, guest cloakroom, utility room, lounge, sitting room with a log burning stove that opens up to a farmhouse dining kitchen by the Little London kitchen company with electric aga, American style chrome fridge freezer, integrated dishwasher, Bosch oven and granite worktops extending to a spacious breakfast bar.

At first floor there is a Master bedroom with ensuite shower room an at the other end of the landing a guest bedroom with ensuite shower room. There are two further bedrooms and a house bathroom.

There are two useful outbuildings, that provide useful hobbies rooms and the other as a useful store.

The property has a new water treatment plant that was installed in 2024.The house was redecorated in 2024 and a new oil fired boiler was installed 2 years ago.

Additionally there is a Starling communication system fitted.

The property is situated close to Swinsty and Fewston Reservoirs.

The nearest amenities are in the nearby village of Darley, where there is a primary school, shop, public house and cricket club. There is also a primary school in Kettleasing and an independent primary "Belmont Grosvenor School" in the nearby village of Birstwith.

Harrogate is an approximate 10 minute driveway where there is an excellent range of shopping, schooling opportunities and a whole host of bars, restaurants and Cafes.

