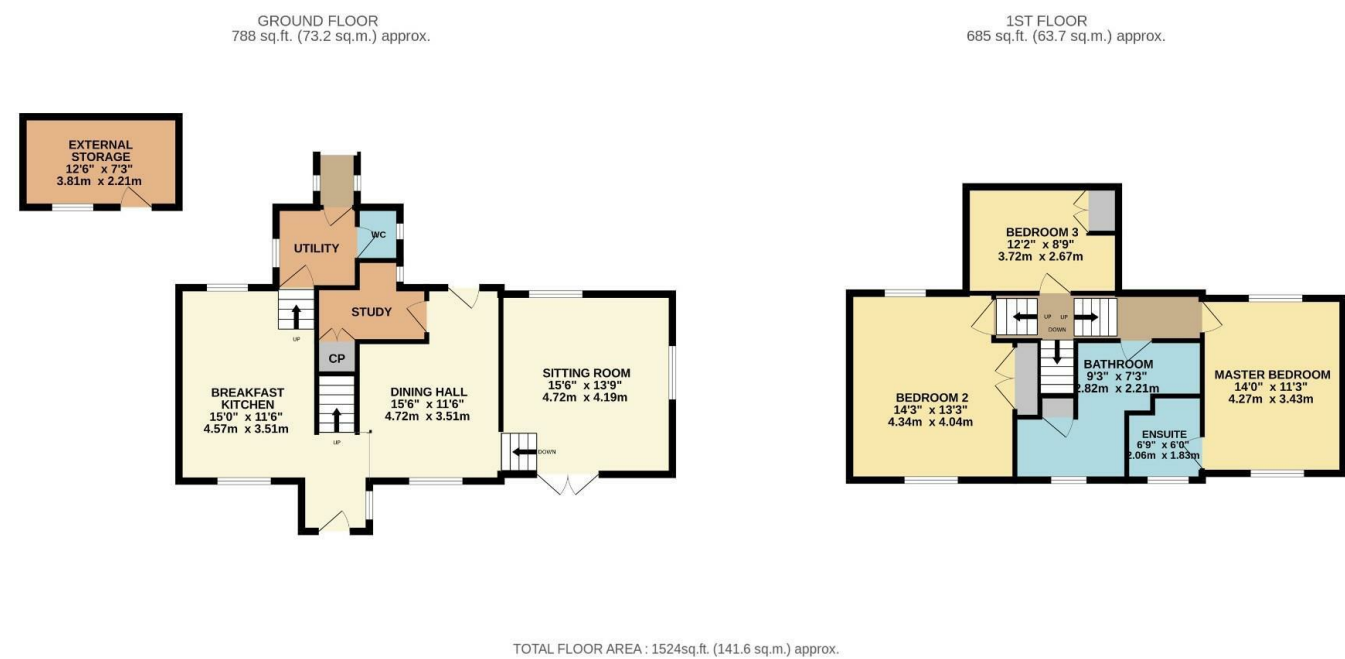
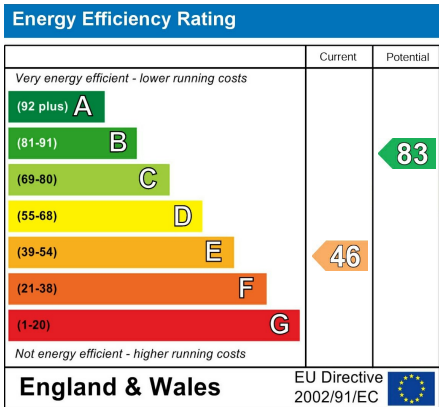


Floor Plan



Energy Performance Certificate



Directions

From Harrogate: proceed along the A59 to Fewstone reservoir, turn right into Hardisty Hill, proceed for 2 miles, at the Stone House Inn tun left onto Reservoir rd and proceed for 1.5 miles over the reservoir, at the T junction turn left onto West End lane and the property is 300 yds on the right.

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.



£775,000

Greystone Farm West End, Harrogate, HG3 4BB

3 Bedroom House - Detached

A Rare Opportunity in the Heart of Nidderdale
Greystone Farm is a beautifully presented period farmhouse, occupying an elevated position within the Nidderdale Area of Outstanding Natural Beauty. Enjoying uninterrupted, panoramic views across the stunning Washburn Valley, this exceptional home offers a unique blend of timeless character and contemporary living.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

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Description

The Property

Dating back to circa 1890, the property was tastefully renovated and sympathetically extended in 2010. Many original features have been thoughtfully preserved and are enhanced by high-quality modern finishes, creating a home of considerable charm and comfort. The main entrance opens into an impressive dining hall—perfect for entertaining—with exposed beams and a welcoming atmosphere. Adjacent is a study with a useful built-in storage cupboard. The spacious sitting room is a standout feature, with a raised stone hearth, inset log-burning stove, and French doors opening onto the rear garden—bringing the outdoors in.

The stunning breakfast kitchen is the heart of the home, featuring a Rangemaster dual-fuel cooker, fully integrated appliances, and extensive fitted cabinetry. The kitchen flows seamlessly into a coordinated boot room and a stylish guest cloakroom/WC, which has its own external access. Throughout the ground floor, underfloor heating powered by an efficient LPG system provides consistent warmth and comfort.

First Floor

A wide staircase leads to a charming split-level landing with exposed ceiling beams and feature windows. The principal bedroom enjoys a dual aspect, showcasing valley views and countryside charm. It includes a luxurious en-suite bathroom with a shower over bath, WC, and a double vanity unit. Two further double bedrooms, each with built-in wardrobes, are served by a high-spec house shower room, complete with a walk-in rainfall shower, WC, and hand basin.

Outside

Approached through timber gates, a gravelled driveway offers ample off-street parking for several vehicles. A traditional stone-built outbuilding provides excellent storage, with a loft area above for additional space. The landscaped gardens are a highlight—meticulously maintained, with shaped lawns, mature planting, and multiple sun terraces. Whether you're enjoying your morning coffee or evening drinks, there's always a perfect spot to relax and take in the incredible views.

Surrounding Area

Greystone Farm enjoys a peaceful setting within the Nidderdale AONB, yet remains conveniently close to the well-served villages of Darley and Dacre, offering local shops, pubs, a doctor's surgery, and schools. Larger towns including Harrogate, Skipton, and Otley are all within easy reach, providing excellent amenities and rail connections to Leeds, York, and London. The area is a haven for walkers, cyclists, and lovers of the great outdoors—offering a lifestyle defined by natural beauty and rural tranquillity.

