

SPRUISTY HALL FARM

Ripon Road, Killinghall, Harrogate, HG3 2AU



Hardcastle
Rural Surveyors



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SPRUISTY HALL FARM

RIPON ROAD, KILLINGHALL, HARROGATE, HG3 2AU

Harrogate 1.1 miles, Leeds 18.3 miles, York 24 miles
(Distances approximate)

SPRUISTY HALL FARM IS A UNIQUE OPPORTUNITY TO PURCHASE A SPECIAL PIECE OF YORKSHIRE ON THE OUTSKIRTS OF HARROGATE.

THE WHOLE OFFERING COMPRISES A SUBSTANTIAL STONE FARMHOUSE, THREE COTTAGES, SHOP, 22 PITCH CAMP SITE, PLUS A RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS.

- Attractive stone farmhouse with four bedrooms
 - Three cottages
 - 22 pitch camp site
- Shop Premises with potential to convert
- Traditional farm buildings with scope for conversion subject to planning
 - Range of modern farm Buildings
- Approx 1.33 acres of grassland excluding the caravan park

In all about 6.13 acres
FOR SALE AS A WHOLE

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Situation and Amenities

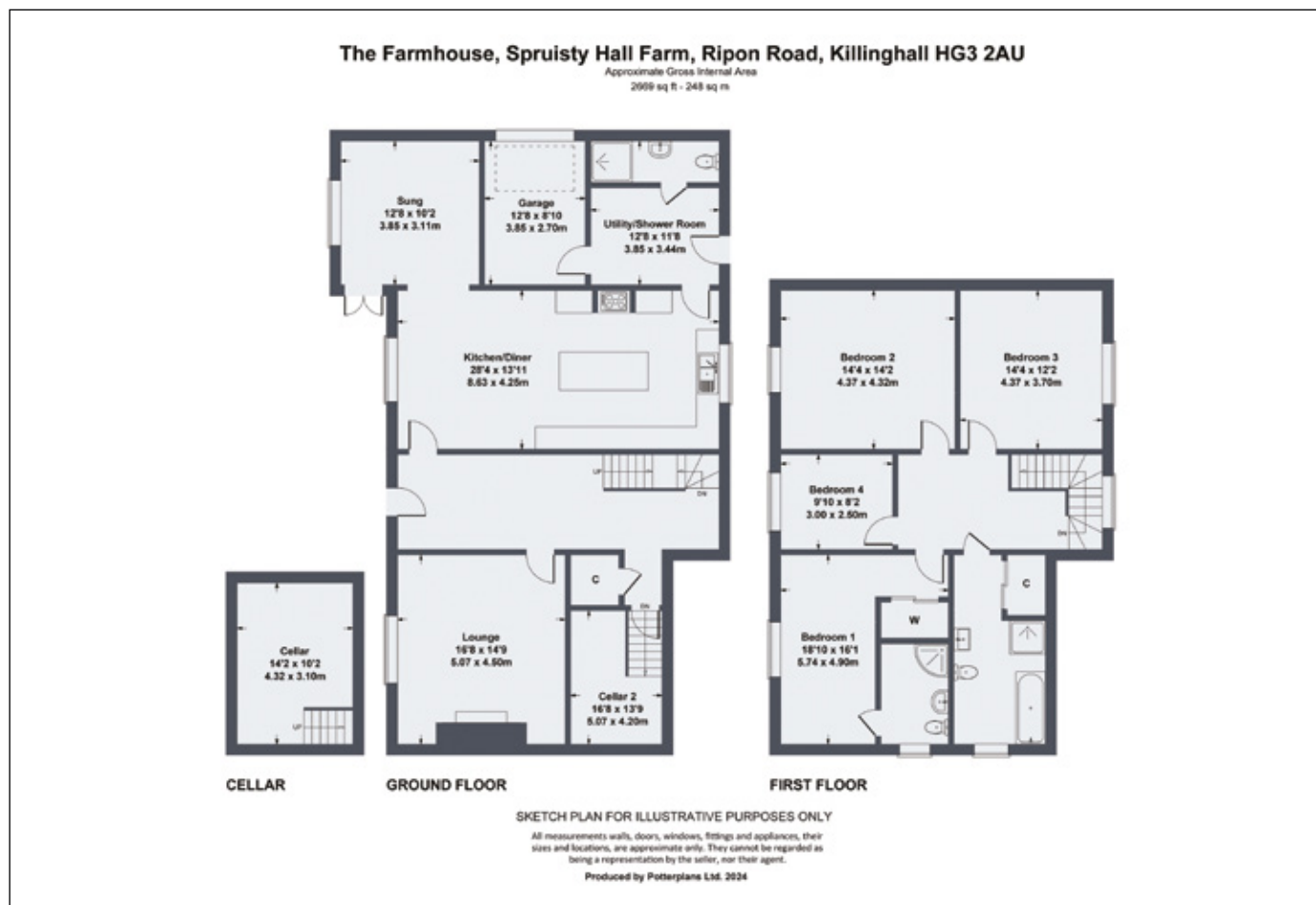
Spruisty Hall Farm is positioned on the northerly outskirts of Harrogate in the village of Killinghall. Set on the River Nidd, the historic village of Killinghall offers a range of day-to-day amenities including two churches, a village hall, convenience store, children's nursery and play area, garden centre, cricket club and popular primary school. The nearby spa town of Harrogate is renowned for its shopping facilities and a wide range of independent retailers as well as the larger supermarkets and sports facilities including cricket, tennis, rugby, football and squash clubs and five golf courses.

Communications links are excellent: the village offers regular bus services between Harrogate, Ripon and Leeds, the A61 running through the village links to the the A1(M), ensuring easy access to the north and south of the country and to the national motorway network, and Harrogate train station has regular services to major regional centres and to central London.

The area provides a good selection of state primary and secondary schooling including Harrogate Grammar School (rated Outstanding by Ofsted) together with a wide range of noted independent schools including Harrogate Ladies' College, Brackenfield, Belmont Grosvenor and Ashville College.

Description

Spruisty Hall Farm has been a much-loved family home and working farm. Now being sold as a unique opportunity, there is sure to be interest from a vast array of purchasers from family buyers to developers and those wishing to continue the already successful business 'The Cud Life'. It briefly comprises the following:





The Farmhouse

The Farmhouse

A most attractive traditional stone farmhouse perfect for families and offering accommodation of fantastic proportions. The property has been a happy home and offers scope for updating works and improvements but could equally be extended into Cowslip cottage as per the original layout (doors are still in place). Extending to approximately 2,669 sqft and comprises.

To the Ground Floor: Front door leading to entrance hall with impressive return staircase off and arched window to the rear, understairs cupboard and access to cellar. Lounge with window to the front, large farmhouse kitchen with extensive range of handmade wall and floor mounted units and centre island, snug/garden room, utility room with separate w.c and shower room, integral garage.

To the First Floor: Principal bedroom with ensuite shower room and large walk-in wardrobe, three further bedrooms and the house bathroom.

Outside

The property has the benefit of super lawned gardens with hedge borders. There is a stone-built store and oak framed covered patio area which is currently used to house the hot tub. This is a great entertaining area and to the side of this is a further lawn perfect for children to play.



The Farmhouse

Cowslip Cottage

Adjacent to the farmhouse and originally part of the main house, this cottage offers the following:

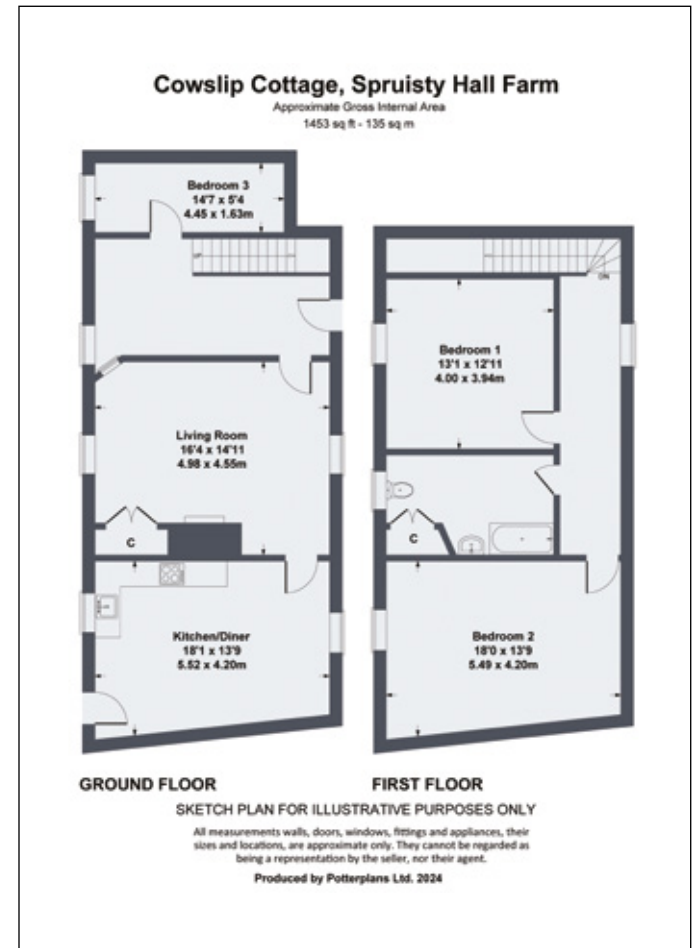
To the Ground Floor: Hallway leading to sitting room, dining kitchen.

To the Second Floor: Half landing leads to bedroom. There are 2 further bedrooms and house bathroom off the main landing.

Lawned garden and patio



The Farmhouse



Cowslip Cottage

Humble Bee Cottage

Adjacent to Cowslip cottage and converted from traditional stone buildings the property comprises:

To the Ground Floor: Open Plan Living/Dining Kitchen. Bedroom with ensuite shower room.

To the First Floor: Two bedrooms and House bathroom.

Lawned garden and patio

Buttercup Byre

Recently converted as a potential granny annexe, the property which is beautifully presented was previously the dairy for the farm and comprises:

Open plan living/dining kitchen with patio doors to the rear overlooking the patio area, hallway with Velux roof lights. Principal bedroom with ensuite, additional bedroom with access to the Jack and Jill house bathroom.

Shop

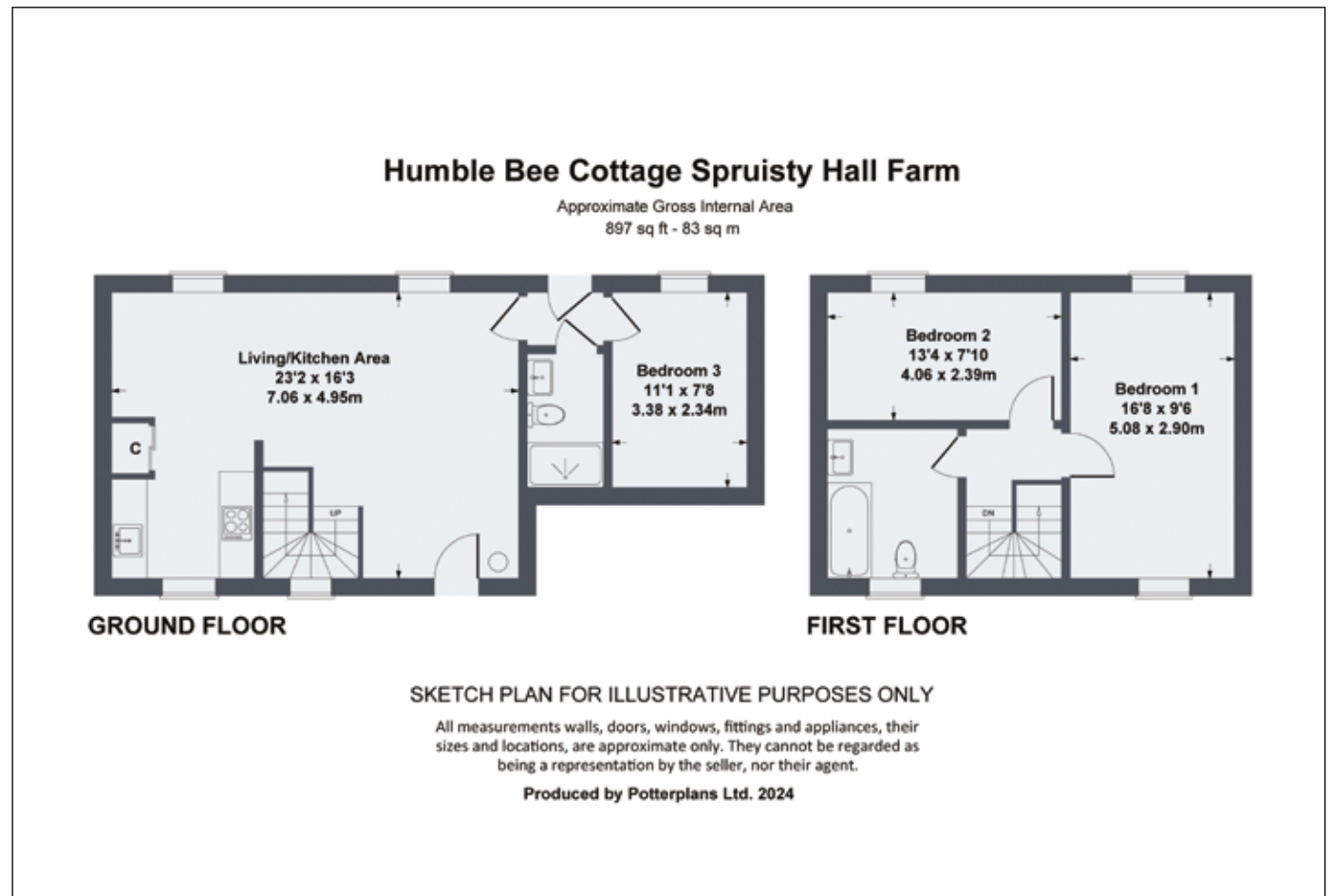
Situated across the farmhouse this currently houses the hugely successful 'Cooking Fantastic' (Business available by separate negotiation). The property could (subject to planning) be converted to additional residential accommodation but could equally be used as office space for the Camp site.

Campsite

A pristine site with fantastic views over to Harrogate and beyond currently offering 22 pitches with electric hook up, shower and toilet block.

Grazing land

There is a grazing paddock adjacent to the campsite and to the side of the garden offering approx. 1.33 acres. (Additional land may be available by separate negotiation).





Buttercup Byre



Buttercup Byre



Buttercup Byre

Buttercup Byre - Spruisty Hall Farm

Approximate Gross Internal Area
1064 sq ft - 99 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Shop

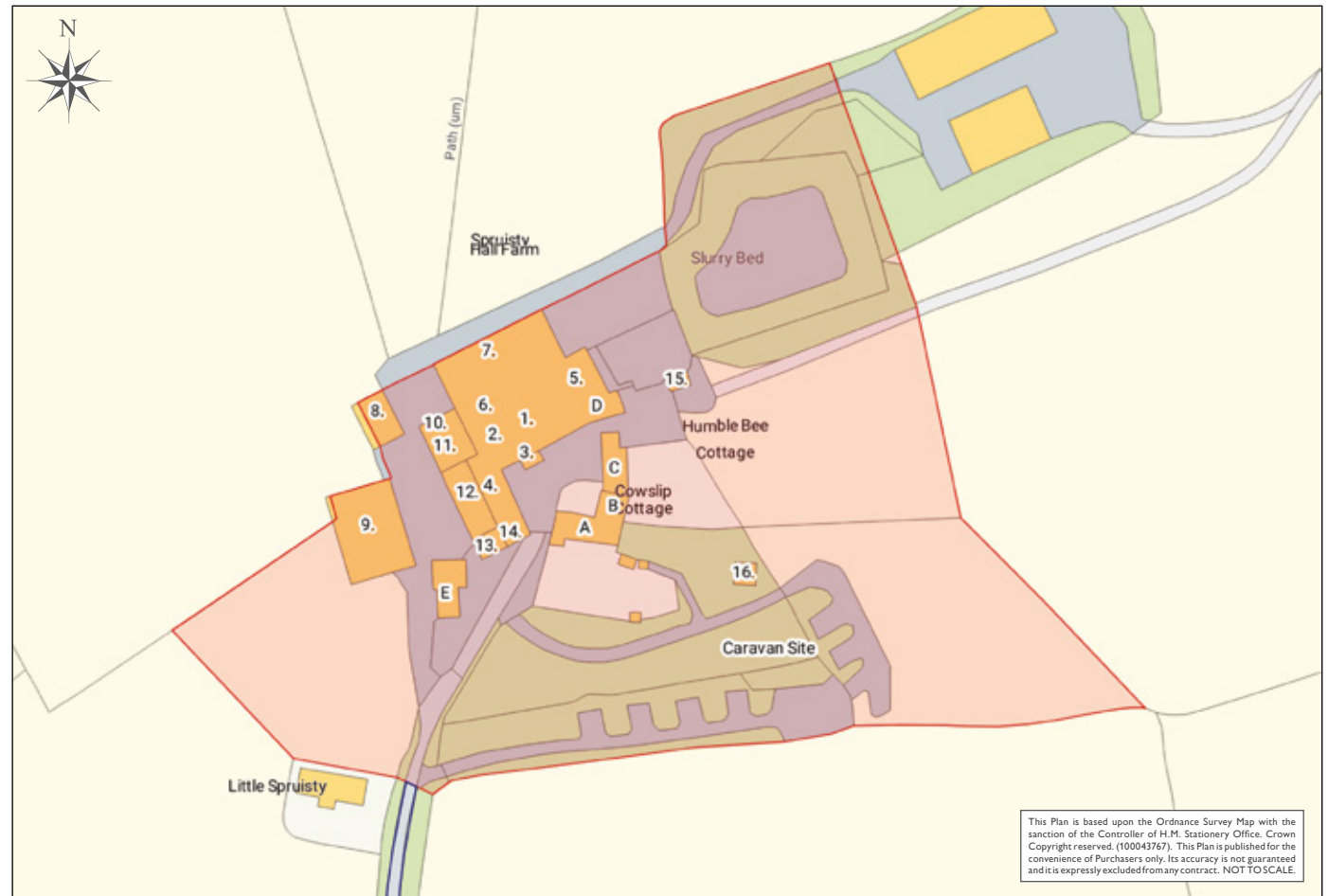


Shop

Outbuildings

The buildings are summarised below:

1. Cattle Handling Building - 6.05m x 16.10m (97.41m²)
Single storey building with stone walls, slate roof and breeze block internal walls.
2. Cattle Handling Building – 3.20m x 5m (16m²)
Single storey building with stone walls, slate roof and breeze block internal walls.
3. Former Parlour & Feed Store – 16.30m x 4.60m (74.98m²)
Single storey building with stone walls, slate roof and breeze block internal walls.
4. Machinery Storage Building – 13.20m x 6.01m (79.33m²)
Two storey stone building, queen posts, part corrugated metal and part slate roof with a concrete floor.
5. Cattle Housing Building – 18m x 12.90m (232.20m²)
Timber frame cattle building with corrugated metal cladding, fibre cement roof and a concrete floor.
6. Cattle Housing Building Lean Too – 7m x 20.10m (140.70m²)
Timber frame cattle building with corrugated metal cladding, fibre cement roof and a concrete floor.
7. Silage Clamp – 31.60m x 13m (410.80m²)
Steel portal frame building with a fibre cement roof on a concrete floor and with concrete panel walls and Yorkshire board/ fibre cement cladding above.
8. Cattle Housing Building – 13.30m x 8.90m (118.37m²)
Steel portal frame building with a fibre cement roof on a concrete floor and with concrete block walls, Yorkshire board/ fibre cement cladding above and feed barriers.
9. Cattle Housing Building – 18m x 12.20m (219.60m²)
Steel portal frame building with a fibre cement roof on a concrete floor and with concrete block walls, Yorkshire board/ fibre cement cladding above, feed barriers and solar panels on the roof.





10. Cattle Handling Building – 10.50m x 6.90m (72.45m²)
Timber frame building, concrete block walls, timber cladding, with a fibre cement roof
11. Straw Storage Building – 10.50m x 5.20m (54.60m²)
Timber frame building, concrete block walls, timber cladding, with a fibre cement roof
12. Straw Storage Building – 19.80m x 7.30m (144.54m²)
Steel frame building, timber trusses with concrete block & stone walls, Yorkshire board timber cladding and a slate roof.
13. Secure Storage – 5.50m x 4.50m (24.75m²) Two storey brick built building with timber cladding under a slate roof.
14. Secure Storage – 6.90m x 4.50m (31.05m²) Two storey stone building, with a part slate roof and concrete floor
15. Storage Building – 5.71m x 3.74m (21.36m²) Stone built building with a slate roof.
16. Caravan Wash Room – 5.86m x 5.79m (33.93m²)
Concrete block building clad in timber panels with a fibre cement roof

Services

Spruisty Hall Farm: The property has the benefit of mains electricity, and water. The drainage is to a package treatment plant. In addition, oil for the central heating system is provided by an onsite tank.

Cowslip Cottage: The property has the benefit of mains electricity, and water. The drainage is to a package treatment plan. In addition, oil for the central heating system is provided by an onsite tank.

Buttercup Byre: The property has the benefit of mains electricity and water. In addition, it has drainage to a package treatment plant. Heating is provided by electric heaters.



Humble Bee Cottage: The property has the benefit of mains electricity and water. In addition, it has drainage to a package treatment plant. Heating is provided by electric heaters.

Cooking Fantastic Kitchen Supply Shop: The property has the benefit of mains electricity and water. In addition, it has drainage to a package treatment plant.

Little Spruisty: The vendor reserves from the sale the right to keep, maintain, repair and upgrade the septic tank/package treatment plant that serves Little Spruisty.

Solar PV are located on the roof of Building 9 which is included in the sale.

The property is sold with the following:

A reservation to maintain electric supply to the retained modern farm buildings.

A reservation to maintain water supply to the retained modern farm buildings and the farmland, and Little Spruisty

Services have not been tested and prospective Purchasers must make their own enquiries as to their suitability and compliance.

Rights of way, wayleaves and easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligation, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

The property will benefit from a right of way over the route shown blue on the plan, maintenance of this access to be on a subject to user basis.

There is an existing public footpath which passes through the property.

Local Authority

North Yorkshire

EPC

Farmhouse Band C

Cowslip Cottage Band D

Humble Bee Cottage Band E

Buttercup Byre Band E

Council Tax

Farmhouse Band D

Fixtures and Fittings and Equipment

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

what3words

///respect.celebrate.enough

Viewing

Strictly by appointment with GSC Grays 01423 590500 or Hardcastle Rural 01765 658525



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays and Hardcastle Rural gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024

Photographs taken: June 2024

