



VERITY
FREARSON

HIGH FARM, ROWDEN LANE, HAMPSTHWAITE, HARROGATE, HG3 2HR

OFFERS OVER £1,600,000

HIGH FARM, ROWDEN LANE,

Hampsthwaite, HG3 2HR

An exceptional five-bedroom detached farmhouse crafted in timeless Yorkshire stone, set within approximately seven acres of landscaped gardens, paddocks and equestrian facilities.

Alongside, sits 3,000 square feet of garaging, stables and workshop space, presenting exciting potential for conversion into a holiday cottage or secondary residence (subject to consent).

Combining elegant interiors versatile equestrian facilities and uninterrupted countryside views this remarkable home offers a lifestyle of space, comfort and refinement, just four miles from Harrogate.

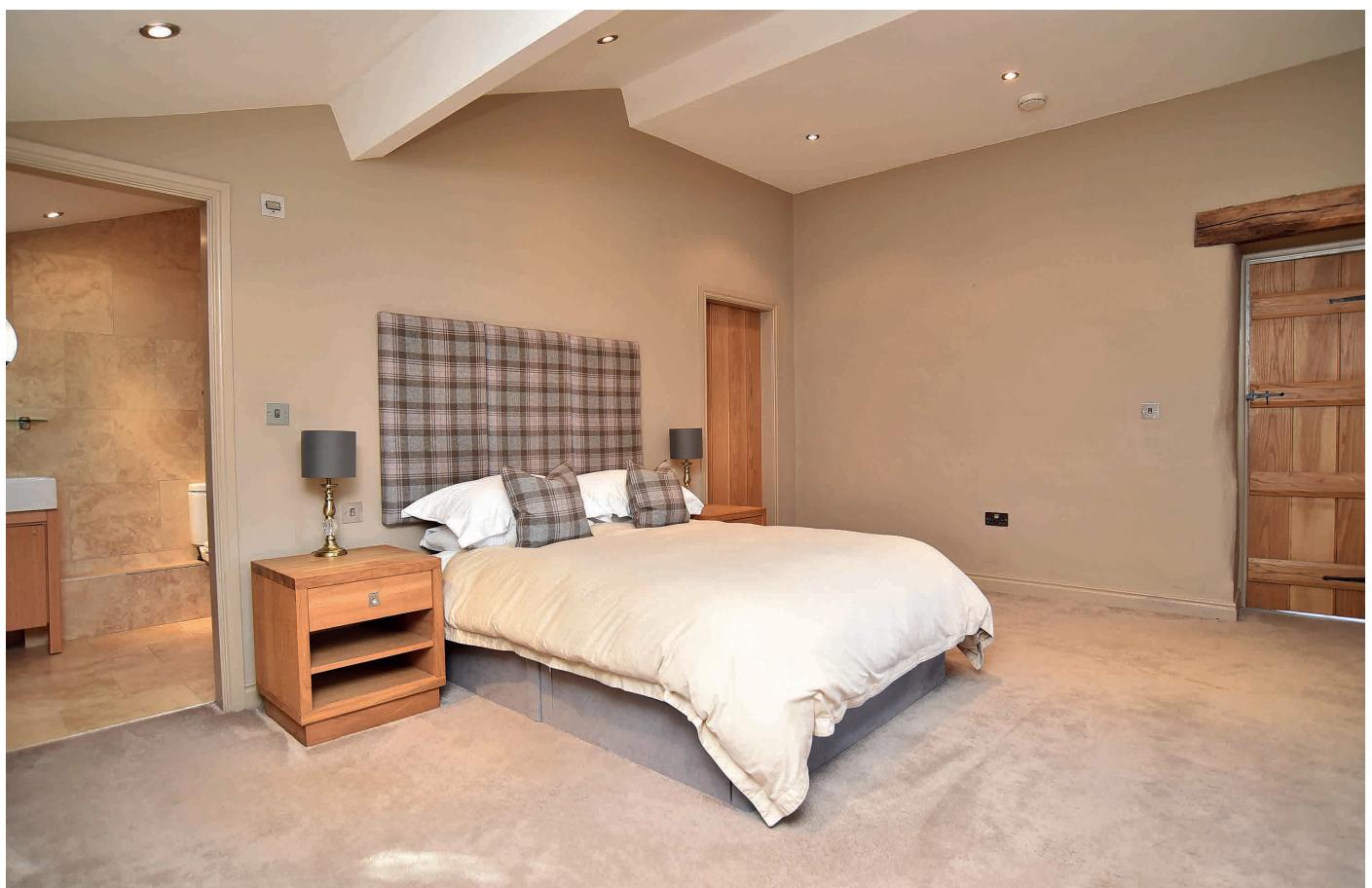


Lounge · Living Room · Drawing Room · Sitting Room · Living Kitchen · Utility · WC

5 Bedrooms · 2 En-suites · Bathroom

Off-Road Parking · Double Garage · 7 Acres of Land · 3,000 square feet of Outbuildings including Stables and Workshop







ACCOMMODATION

LIVING SPACES

Extending to almost 4,000 sq. ft., this remarkable home has been designed with both family life and entertaining in mind.

GROUND FLOOR

At its heart lies a spectacular open-plan dining kitchen with limestone flooring, handcrafted cabinetry, granite worktops and integrated appliances. The vaulted dining area is flooded with natural light and easily accommodates a family-sized table, while bi-folding doors create a seamless connection to the gardens. A practical utility room adjoins.

The principal reception rooms are equally impressive. The dual-aspect living room features vaulted ceilings, exposed beams and a mezzanine gallery above – an inspiring space for family gatherings or entertaining. A more intimate drawing room, with French doors onto the gardens, offers an additional retreat.

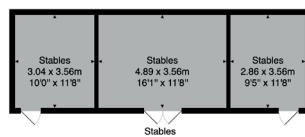
On the ground floor, a generous bedroom suite with dressing area and en-suite bathroom provides ideal guest accommodation, a teenager's suite or space for a dependent relative.

FIRST FLOOR

The first floor is approached via a wide, light-filled landing. The principal bedroom is a stunning vaulted dual-aspect suite with a sleek en-suite shower room. Two further double bedrooms share a beautifully appointed travertine-tiled house bathroom, complete with freestanding roll-top bath. A fourth bedroom, comfortably sized for a double, provides additional flexibility.

Overlooking the main living room, the mezzanine lounge creates a versatile space for relaxation, a study, or a family snug.

FLOOR PLAN



Total Area: 397.4 m² ... 4278 ft² (excluding mezzanine) 3922 sqft for the main house and the rest is outbuildings

All measurements are approximate and for display purposes only.
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Grounds & Equestrian Facilities

Approached through stone-pillared electric gates, the property opens onto a sweeping driveway with extensive parking.

The gardens are elegantly landscaped, with wide lawns, mature planting and uninterrupted views across the surrounding countryside. Beyond lie enclosed paddocks, ideal for those with equestrian interests.

A substantial outbuilding of around 3,000 sq. ft. offers stables, a double garage with loft storage and a workshop – a versatile complex with clear scope for leisure, lifestyle or development use.

At a Glance

- Five-bedroom detached farmhouse
- Almost 4,000 sq. ft. of living accommodation
- Set in approx. 7 acres of gardens and paddocks
- 3,000 sq. ft. of stables, garaging and workshop
- Potential for holiday cottage/second home conversion (STP)
- Sympathetically renovated with character features throughout
- Vaulted open-plan dining kitchen with garden access
- Dual-aspect living room with mezzanine gallery
- Ground-floor guest suite with en-suite and dressing area
- Stone-pillared gated entrance, sweeping drive & extensive parking
- Just four miles from Harrogate

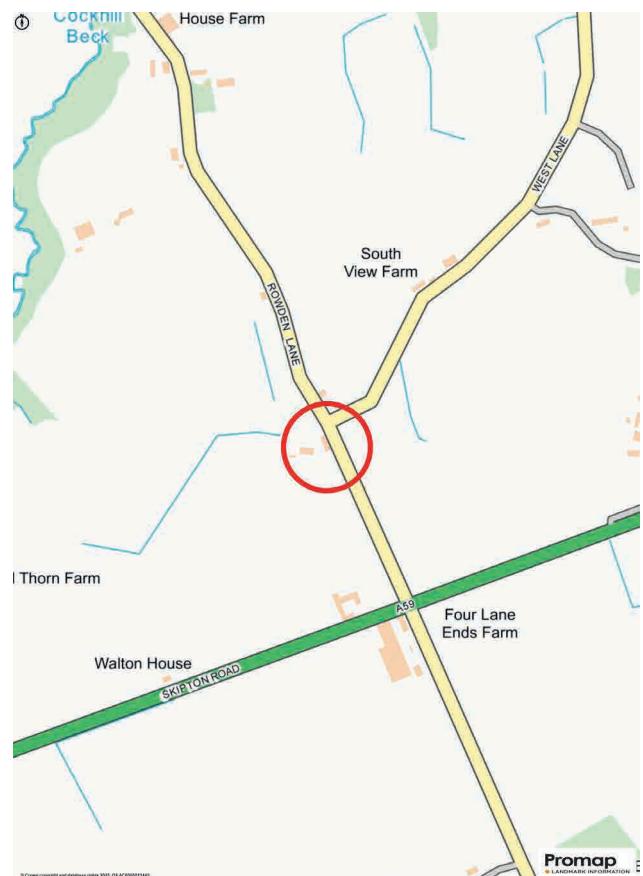
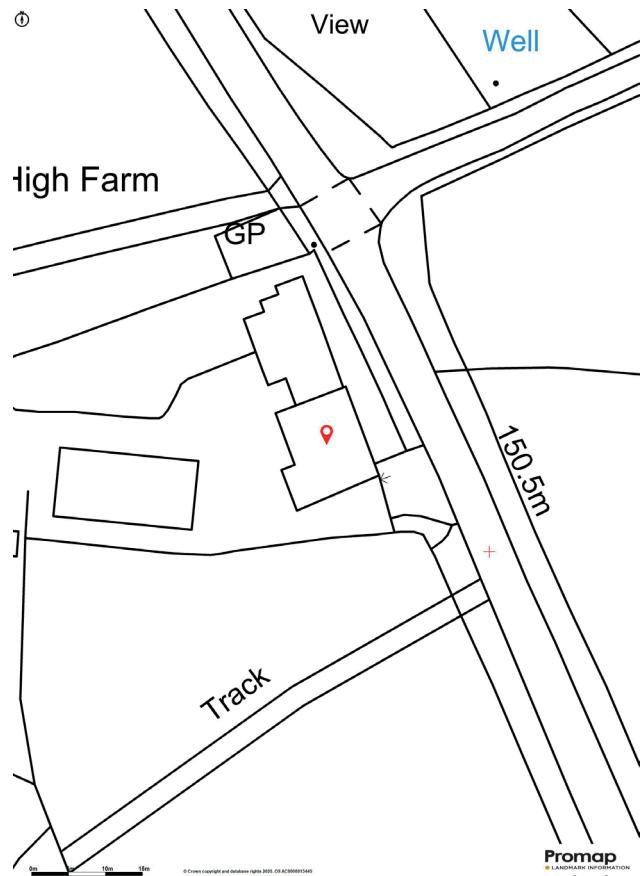
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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