



## Brigg House Farm, Harrogate

- STUNNING BARN CONVERSION WITH PADDOCK
- Bespoke breakfast kitchen with granite work tops
- Amazing front & rear gardens with summerhouse
- Bedroom one with dressing room & en-suite bathroom
- Semi rural position close to the town of Pateley Bridge
- Offered for sale with no onward chain
- Two reception rooms & garden room
- Ample parking & large attached garage
- Accommodation finished to the highest of standards
- Council Tax Band F

Guide Price £800,000



Council Tax: F

# Brigg House Farm, Harrogate

## DESCRIPTION

The Old Barn is a truly stunning stone built barn conversion with attached paddock, double garage and ample parking, offering amazing views over the Nidderdale countryside. Finished to the highest of standards, this amazing home offers an exciting opportunity to live in a sought after semi-rural position within easy reach of the thriving market town of Pateley Bridge.

Offering over 1,900 sq ft of living space, the accommodation benefits from solid wood flooring throughout the ground floor, offers generous and flexible living space throughout and comprises: Entrance hallway, guest WC, lounge with feature floor to ceiling window, dining room again with feature floor to ceiling window and exposed beams. The bespoke breakfast kitchen has space for a table, benefits from granite work tops, integrated appliances and range cooker, utility room with a range of wall and base mounted units, tiled floor and door opening to the rear garden garden and paddock. A garden room is accessed from the dining room, has an exposed stone wall, feature window with views over the rear garden/paddock and door leading to the rear terrace.

To the first floor, a landing serves three double bedrooms, bedroom one with dressing room and en-suite bathroom and bedroom two has double doors opening to a balcony and a modern house bathroom.

Outside, the property is approached via a shared driveway serving five properties, a private driveway provides ample off road parking, leading to a large detached garage with electric up and over door. To the front, gated access opens to a large gravelled garden with pathway with walled and hedged perimeters. The rear garden has a formal terrace area, summer house with power and light, a large decked patio opening to an extensive lawned paddock with fencing to perimeters.

We strongly recommend an early viewing to fully appreciate the location, gardens and accommodation on offer.

Material Information - Harrogate  
Tenure Type: Freehold

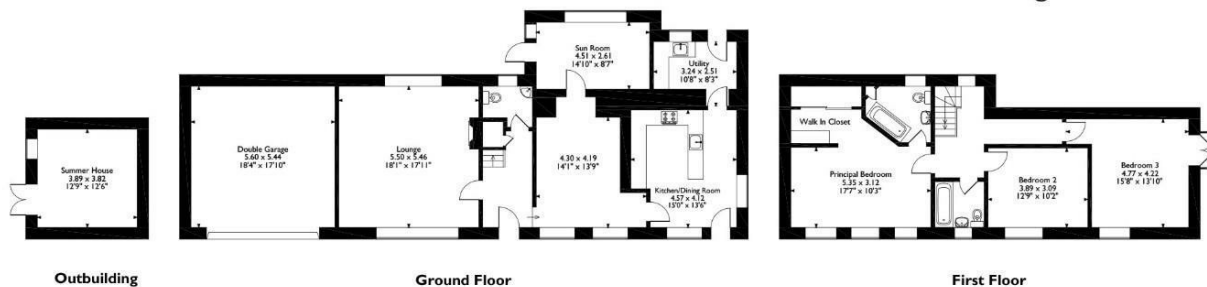
Council Tax Banding: F

EPC  
This property produces 6.4 tonnes of CO2  
EPC Band: C





The Old Barn, Brigg House Farm, Low Wath Road, Harrogate, HG3 5HL  
 Approximate Gross Internal Area  
 Main House = 177 Sq M/1905 Sq Ft  
 Garage = 31 Sq M/334 Sq Ft  
 Outbuilding = 15 Sq M/161 Sq Ft  
 Total = 223 Sq M/2400 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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