



**CARR FARM
LOW LANE, DARLEY**

£1,500,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A superb opportunity to purchase this Dales farmstead, offering a fabulous way of life with approximately 10 acres of grazing land, woodland, small detached stone barn, detached studio and additional income from the adjoining holiday cottage. The property is situated on the edge of Darley village, which offers excellent amenities including public house, village shop, post office, school, village hall and bus route to the Harrogate town centre.

Carr Farm offers versatile accommodation with scope to extend, if required and comprises on the ground floor: Reception hall, hall, living room with vaulted ceiling and spiral staircase to mezzanine, dining room, family room, breakfast room and kitchen. From the kitchen an inner hallway leads to the laundry room, wc, boot room, and an office. To the first floor there are five bedrooms with the main bedroom having an en-suite dressing area and en-suite bathroom. There is also a house bathroom and walk-in store.

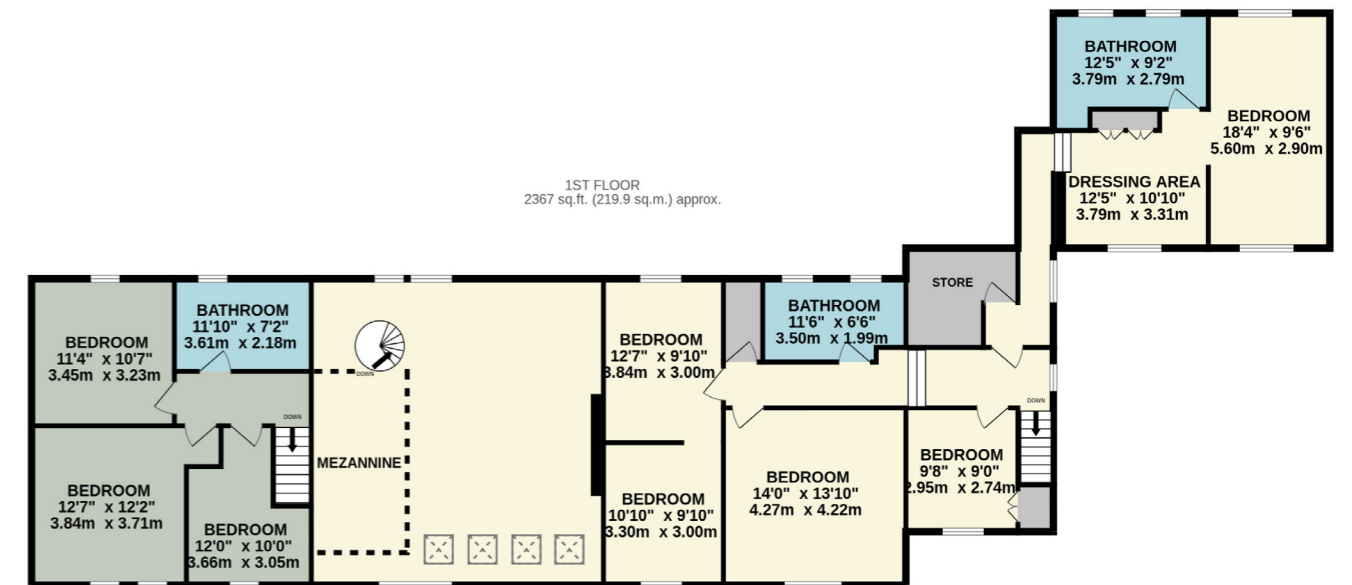
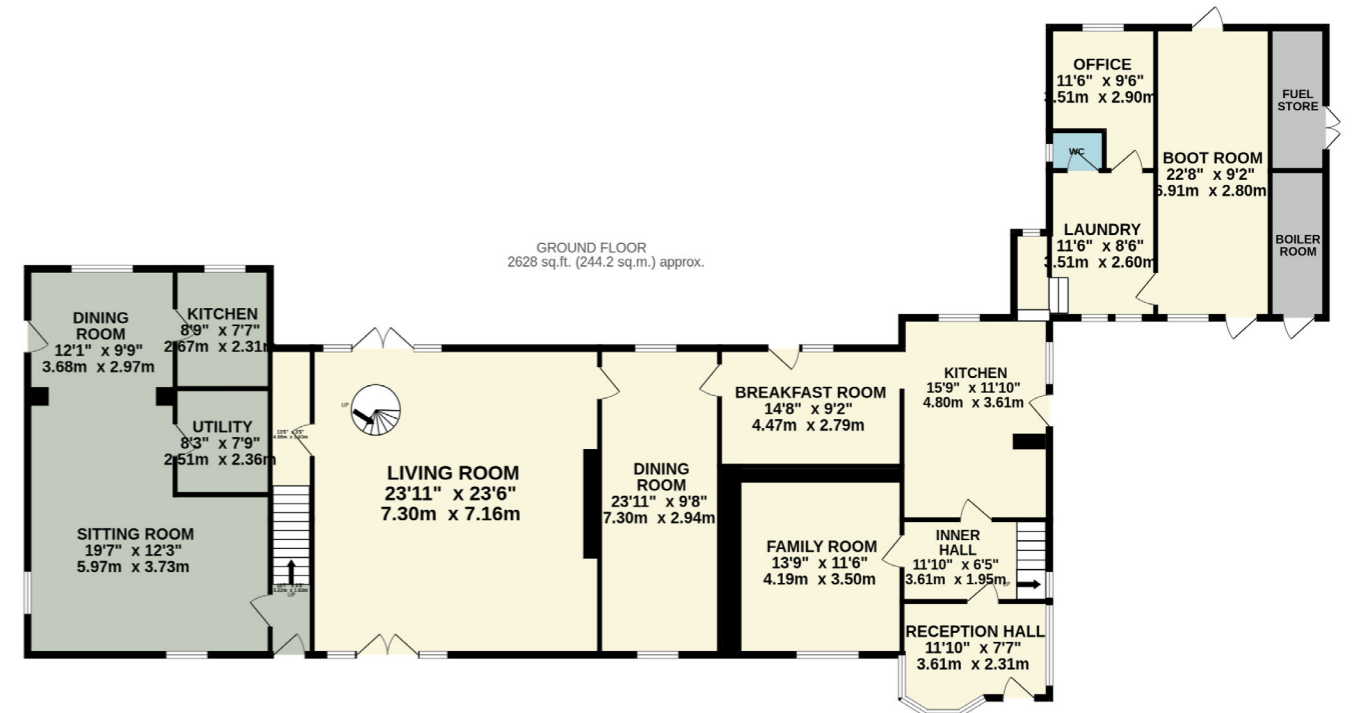
Carr Farm Cottage adjoins the main house and comprises: Entrance vestibule, living/dining room, kitchen, utility room, ground floor wc, three bedrooms and bathroom.

10 ACRES
ADJOINING COTTAGE
OUTBUILDINGS
COUNCIL TAX: H
ENERGY RATING: TBC
TENURE: FREEHOLD

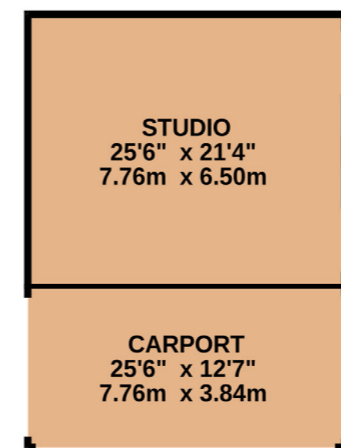
Carr Farm Cottage generates an income in the region of £25,000 per annum.

The cottage can be used flexibly. For example, in the last 30 years, it has been used both as a home for a dependent relative, and as a children's day nursery business premises.

The two properties are heated by a wood pellet boiler, which is part of the national government Renewable Heating Incentive (RHI) scheme, which has 8 years left to run and brings in a subsidy each year.



862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 5857 sq.ft. (544.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



OUTSIDE

The property is approached via a long driveway leading to an extensive gravelled area, providing parking and leading to:

Car Port

Studio 25'6" x 21'4"

Old Barn

To the front of the property are well maintained gardens with mature boundary hedges and an aviary.

To the rear are large lawned gardens with a small patio area and boundary walling.

DIRECTIONS - HG3 2QN

From Harrogate take the Skipton Road (A59) towards Skipton. At the crossroads with the B6451 turn right and continue past Menwith Hill. Low Lane is a turning on the left hand side.



APPROXIMATE DISTANCES

Town Centre	9.7 miles
Railway Station	9.7 miles
Bus Route	650 metres
Airport	13.5 miles



CARR FARM

GROUND FLOOR

Reception Hall	11'10" x 7'7"
Inner Hall	11'10" x 6'5"
Living Room with mezzanine	23'11" x 23'6"
Dining Room	23'11" x 9'8"
Family Room	13'9" x 11'6"
Breakfast Room	14'8" x 9'2"
Kitchen	15'9" x 11'10"
Laundry	11'6" x 8'6"
Ground Floor wc	4'5" x 3'1"
Boot Room	22'8" x 9'2"
Office	11'6" x 9'6"





CARR FARM COTTAGE

GROUND FLOOR

Entrance Vestibule	5'7" x 3'8"
Sitting Room	19'7" x 12'3"
Dining Room	19'9" x 12'1"
Kitchen	8'9" x 7'7"
Utility Room	8'3" x 7'9"



FIRST FLOOR

Landing	12'1" x 3'8"
Bedroom	12' x 10'
Bedroom	2'7" x 12'2"
Bedroom	11'4" x 10'7"
Bathroom	11'10" x 7'2"



FIRST FLOOR

Bedroom One	16'4" x 9'6"
En-suite Dressing Area	12'5" x 10'10"
En-suite Bathroom	12'5" x 9'2"
Bedroom	14' x 13'10"
Bedroom	12'7" x 9'10"
Bedroom	10'10" x 9'10"
Bedroom	9'8" x 9'
Bathroom	11'6" x 6'6"
Store	9'3" x 7'10"

