

CARR FARM
LOW LANE
DARLEY
HG3 2QN



NICHOLLS
TYREMAN

CARR FARM | LOW LANE | DARLEY | HG3 2QN

A Dales farmstead with 10 acres of grazing and woodland

Reception Hall | Living Room with Mezzanine | Family Room | Dining Room | Breakfast Room
Kitchen | Laundry | Ground floor wc | Boot Room | Office

Principal Bedroom with En-suite Dressing Area & Bathroom

Four Further Bedroom | House Bathroom | Store

Adjoining three bedroom cottage | Lawned gardens | Car port | Studio | Barn

Harrogate - 9.7 miles | Railway station - 9.7 miles | Bus route - 650 metres | Airport - 13.5 miles

All distances are approximate

Council Tax: Band H | Energy Rating: D | Tenure: Freehold



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.

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.



OUTSIDE

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

Car Port

Studio

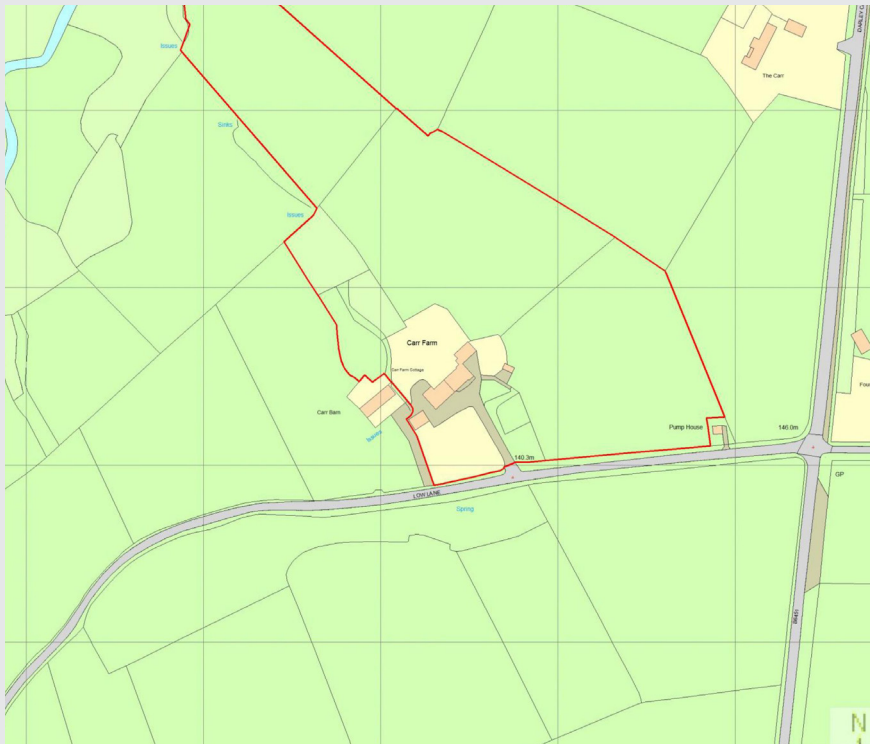
25'6" x 21'4"

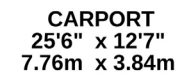
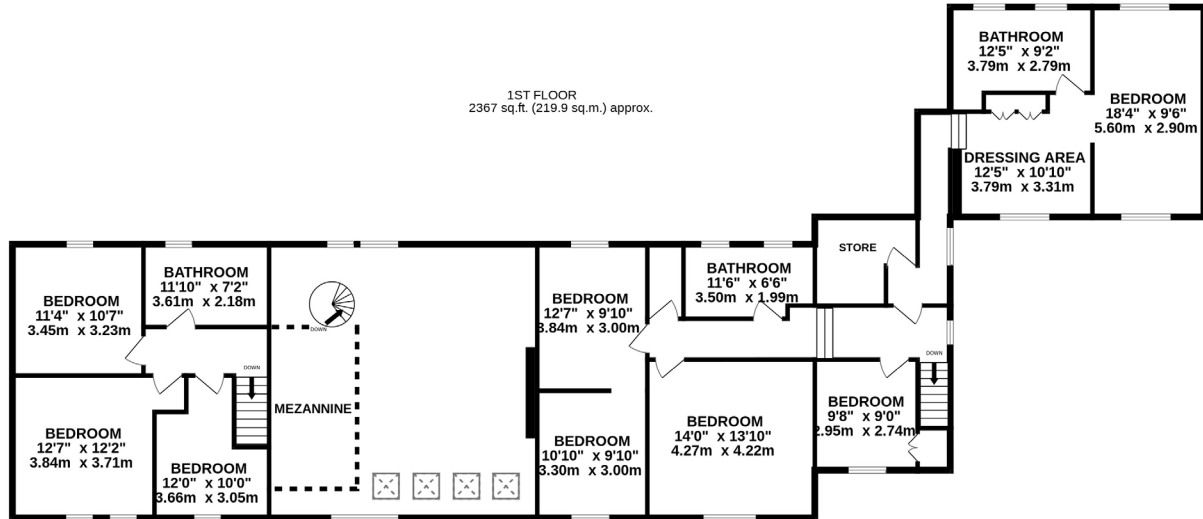
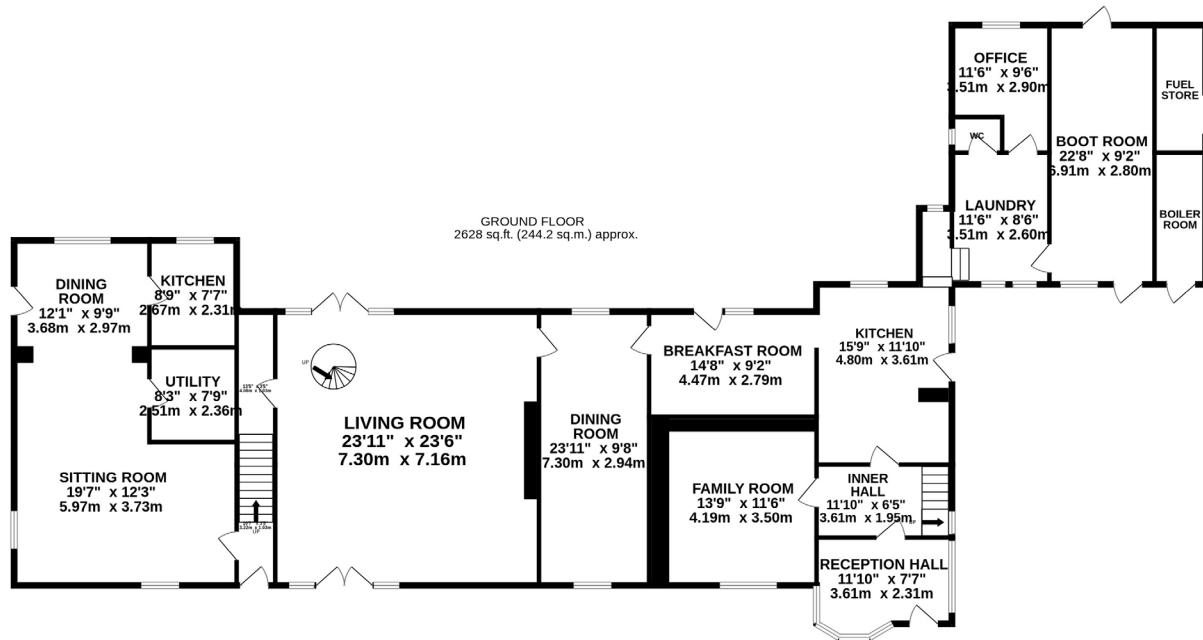
Old Barn

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.

POST CODE - HG3 2QN





TOTAL FLOOR AREA : 5857 sq.ft. (544.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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862 sq.ft. (80.1 sq.m.) approx.



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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.

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