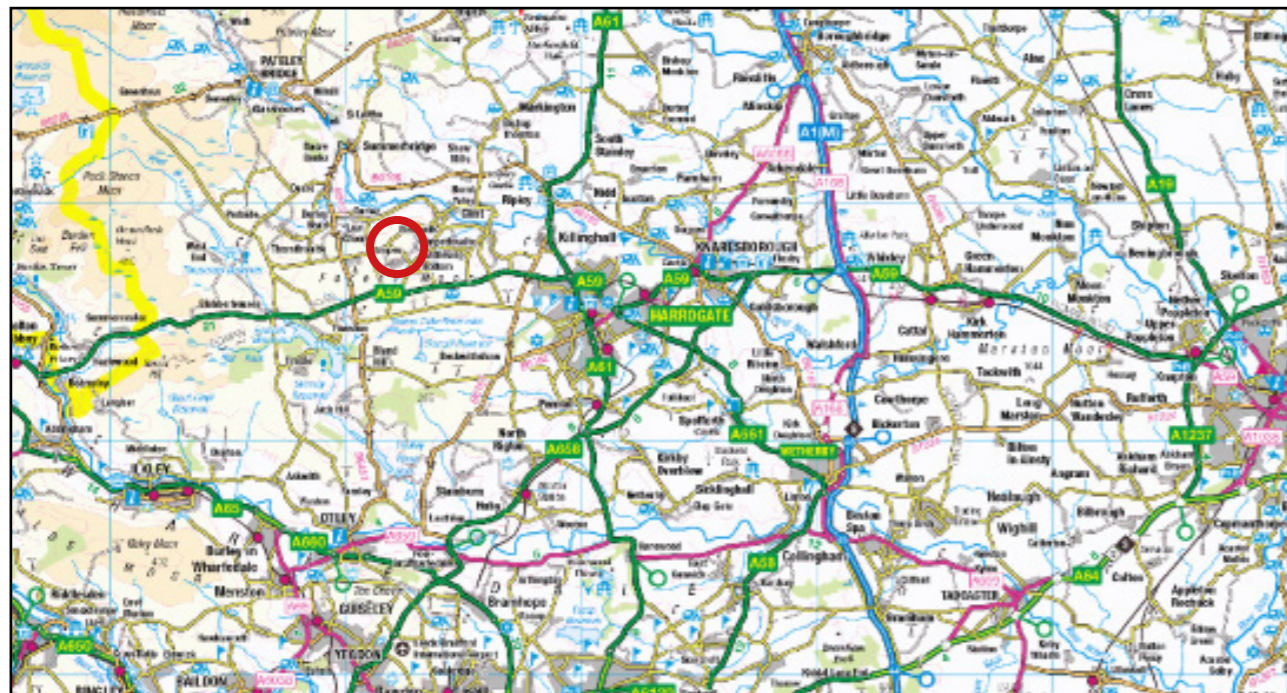




This is a CGI of the site.



**FARMERS REST, BROWN BANK FARM
WATSONS LANE, NORWOOD**

£925,000
CHAIN FREE

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 spectacular, newly converted, attached stone built barn with stunning views over Nidderdale Valley and forming part of a small farmyard development of only five properties. Situated within the Area of Outstanding Natural Beauty the immaculately appointed accommodation has a wealth of character throughout and truly requires an internal inspection to appreciate the extremely high-quality.

The property has wood effect flooring to the ground floor, carpets to the first floor and an air source heat pump running underfloor heating throughout.

The accommodation in brief comprises: spacious entrance hall leading to a magnificent family dining kitchen with large island unit, Bosch and Hotpoint appliances including hot tap, a splendid through living room with far reaching views from the entrance hall, separate cloakroom and utility room.

To the first floor is a principal suite with a beautiful en-suite shower room, bedroom two with en-suite shower room, two further double bedrooms and house bathroom.

4 BEDROOMS

2 RECEPTION ROOMS

3 BATHROOMS

COUNCIL TAX: D

ENERGY RATING: TBC

TENURE: FREEHOLD

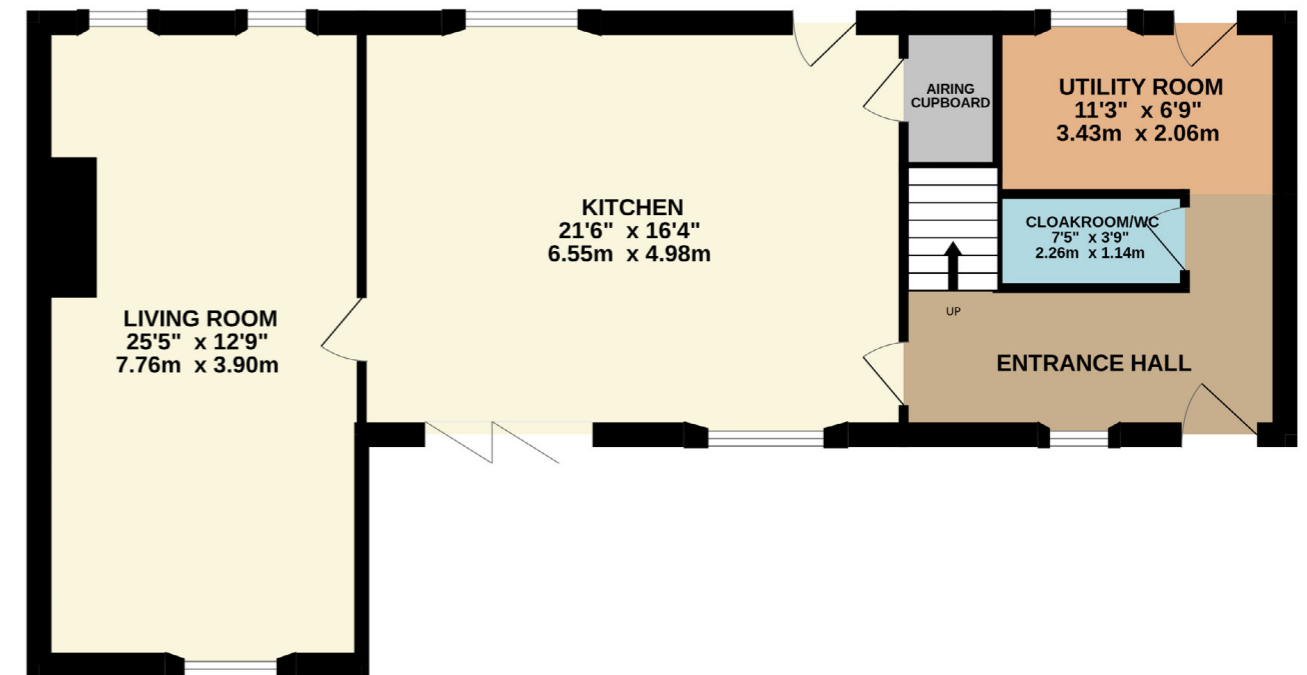
VIEWING BY APPOINTMENT ONLY

Agent's Note

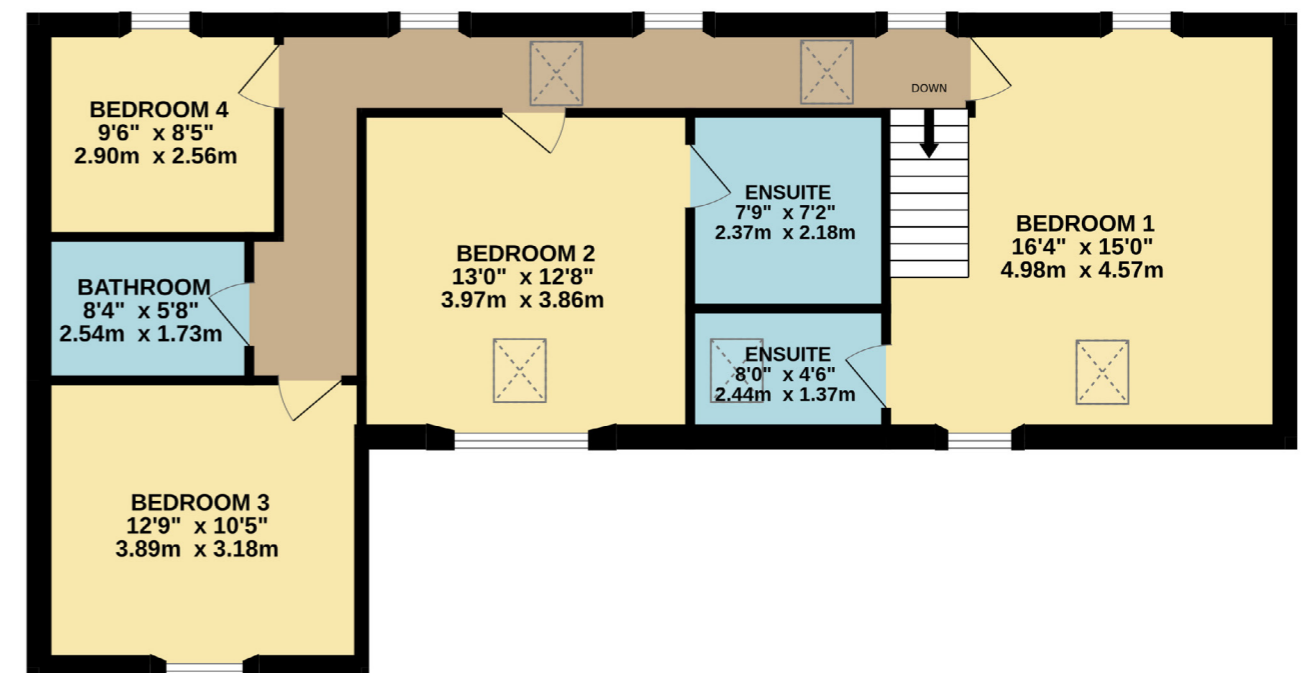
The property has an ICW 10 year building guarantee. There is mains electric and water. Sewage treatment plant and Openreach fibre to the premises.

E

GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024





INSIDE

GROUND FLOOR

Entrance Hall	15'0" x 4'8"
Cloakroom with wc	7'5" x 3'9"
Kitchen	21'6" x 16'4"
Utility Room	11'3" x 6'9"
Living Room	25'5" x 12'9"





FIRST FLOOR

Landing	
Bedroom One	16'4" x 15'0"
En-suite Shower Room	8'0" x 4'6"
Bedroom Two	13'0" x 12'8"
En-suite Shower Room	7'9" x 7'2"
Bedroom Three	12'9" x 10'5"
Bedroom Four	9'6" x 8'5"
Bathroom	8'4" x 5'8"



OUTSIDE

To the front of the property are south facing gardens with a lower terrace, flagged area, lawned garden and large parking area.

There is a paved pathway leading to the rear of the property which has a flagged area and enclosed lawned garden.

There is a further small paddock outside the domestic curtilage.

The shared driveway leads to a double garage (to be built).

DIRECTIONS - HG3 1TA

From Harrogate take the Ripon Road (A61) and at the roundabout turn left onto Skipton Road (A59). Turn left onto the B6451 at the Menwith Hill crossroads. Continue past The Sun Inn and turn left into Watsons Lane where the property is situated on the left hand side up a private lane.



APPROXIMATE DISTANCES

Town Centre	7 miles
Railway Station	7 miles
Bus Route	4 miles
Airport	10 miles