

FARMERS REST  
BROWN BANK FARM  
WATSONS LANE  
NORWOOD, HG3 1TA





## FARMERS REST | BROWN BANK FARM | WATSONS LANE NORWOOD | HG3 1TA

A spectacular, newly converted, attached stone built barn with stunning views over Nidderdale Valley

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Entrance Hall | Living Room | Kitchen

Cloakroom with wc | Utility Room

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Four Bedrooms | Two En-suite Shower Rooms | House Bathroom

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Lawned gardens | Double Garage | Paddock

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Harrogate - 7 miles

Railway station - 7 miles | Bus route - 4 miles | Airport - 10 miles

All distances approximate





**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.

## 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).

### 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.

### 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.

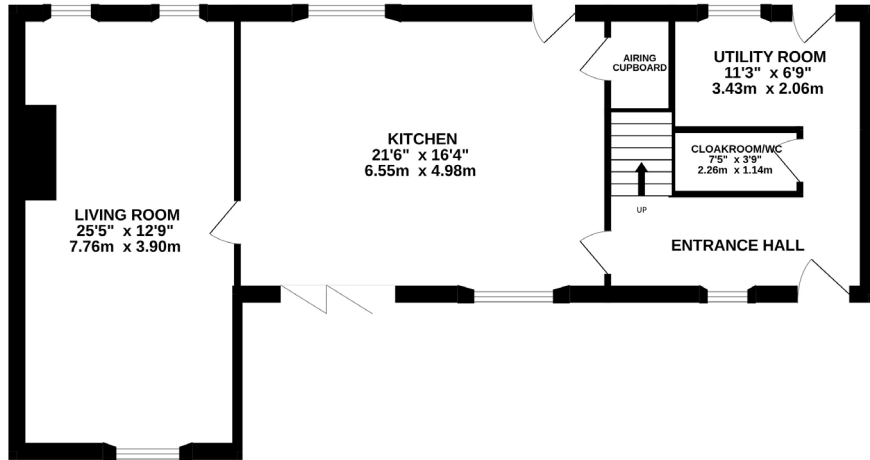
**COUNCIL TAX BAND: D**

**ENERGY RATING: TBA**

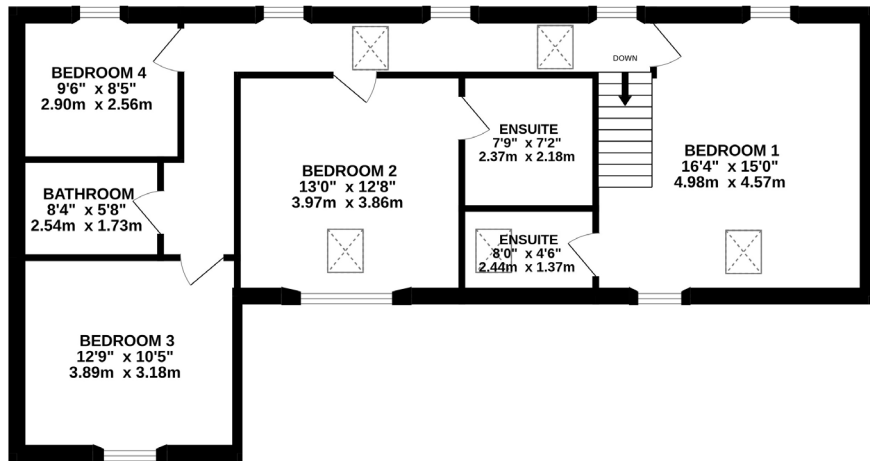
**TENURE: FREEHOLD**



**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  
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**CGI of the site**





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Sales: 01423 503076  
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