



LAWNS FARM, BRIMHAM ROCKS ROAD, BURNT YATES, HG3 3EP



**LAWNS FARM
BRIMHAM ROCKS ROAD
BURNT YATES
HG3 3EP**

Lawns Farm offers a rare opportunity to purchase a beautifully presented, spacious and versatile smallholding arranged over three floors, having a separate annexe which could easily be incorporated into the main house or alternatively left to create additional income. There is a detached stone one bedroom cottage and an excellent arrangement of outbuildings.

The property has approximately 14.5 acres of grazing land and gardens and enjoys 360° views across open countryside and is located within this Area of Outstanding Natural Beauty, close to local villages and with Harrogate only a short distance away.

The farmhouse has been modernised and improved with high quality fixtures throughout and comprises: Entrance Porch, entrance hall, drawing room, sitting room, dining room, kitchen with walk-in larder, ground floor shower room and utility room. On the first floor the principal bedroom has an en-suite dressing room and en-suite bathroom and there are two further en-suite bedrooms. To the second floor there is fourth bedroom and a shower room.

Annex Cottage One comprises: Kitchen, sitting room, bedroom and bathroom.

Cottage Two comprises: Kitchen, sitting room, ground floor shower room, bedroom and en-suite bathroom.

**£1,850,000
CHAIN FREE**

FARMHOUSE

GROUND FLOOR

Entrance Hall

Drawing Room 14'5" x 10'10"

Sitting Room 29'4" x 12'11"

Dining Room 20'3" x 12'

Kitchen 15'2" x 13'7"

Shower Room

Utility Room 13'9" x 5'1"

FIRST FLOOR

Principal Bedroom 15' x 11'

En-suite Dressing Room

En-suite Shower Room

Bedroom Two 14'8" x 10'8"

En-suite Bathroom

Bedroom Three 11'11" x 8'11"

En-suite Shower Room

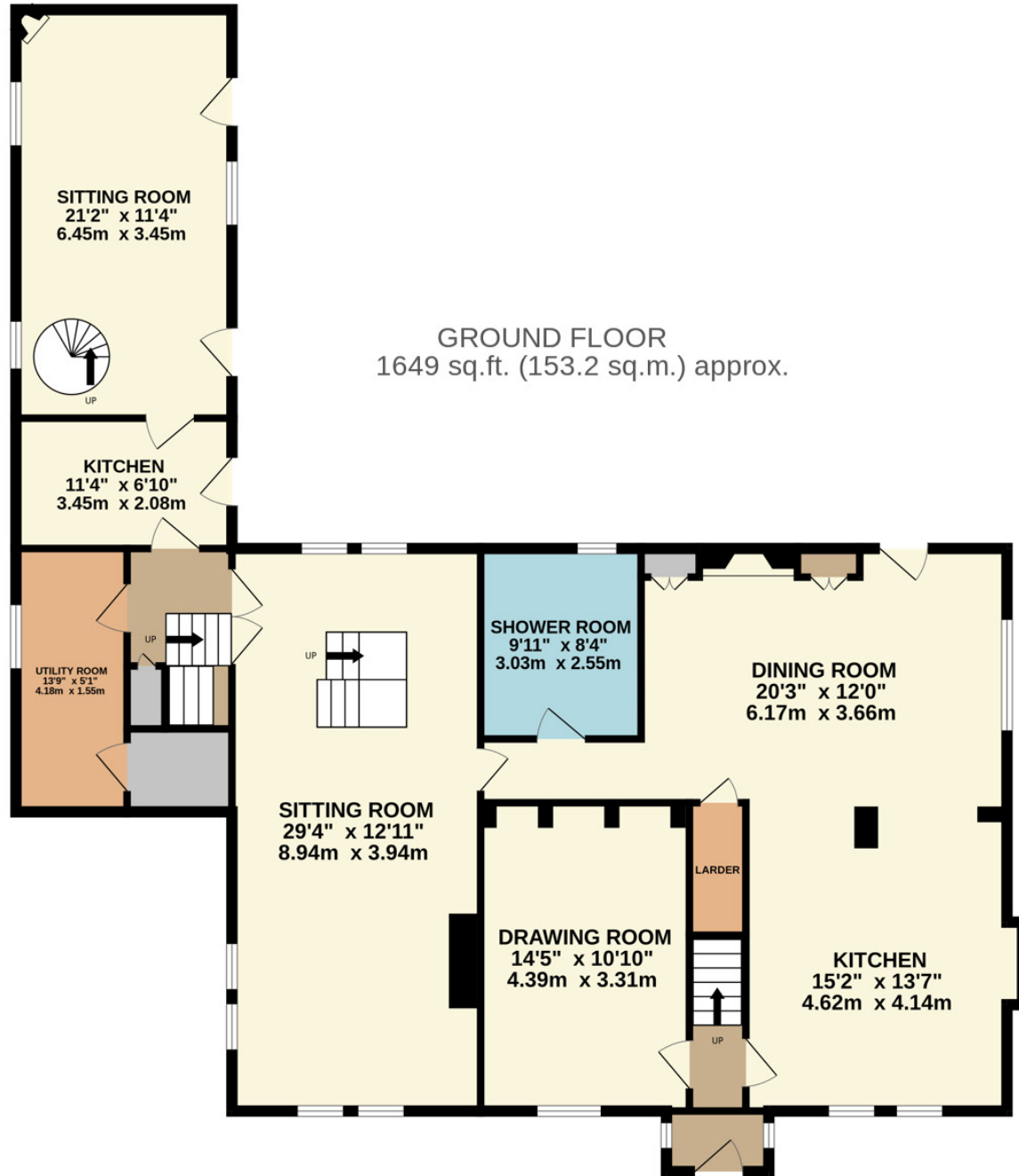
SECOND FLOOR

Bedroom Four 14'11" x 13'7"

Shower Room

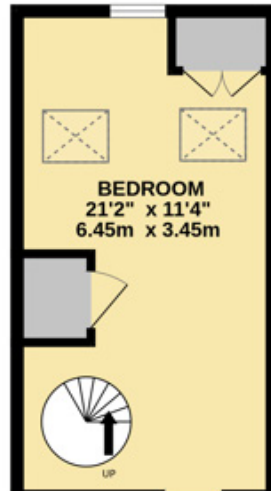






GROUND FLOOR
1649 sq.ft. (153.2 sq.m.) approx.

2ND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



BEDROOM
21'2" x 11'4"
6.45m x 3.45m



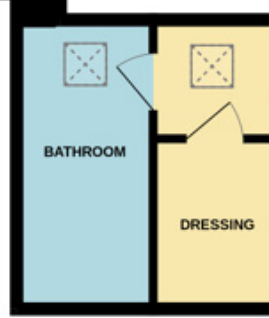
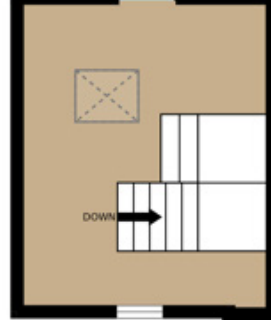
BATHROOM
11'4" x 6'10"
3.45m x 2.08m



BEDROOM 4
14'11" x 13'7"
4.55m x 4.14m

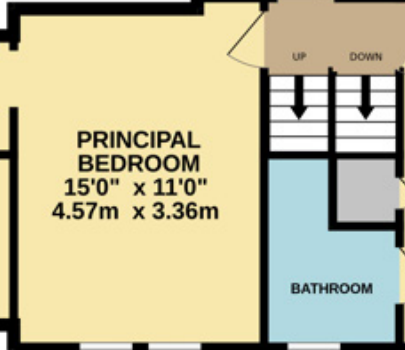
SHOWER ROOM

1ST FLOOR
1202 sq.ft. (111.7 sq.m.) approx.

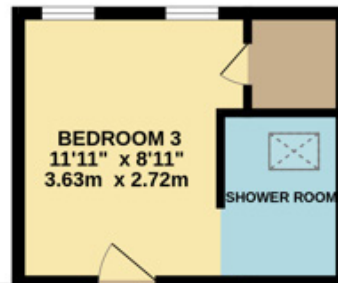


BATHROOM

DRESSING



**PRINCIPAL
BEDROOM**
15'0" x 11'0"
4.57m x 3.36m



BEDROOM 3
11'11" x 8'11"
3.63m x 2.72m

SHOWER ROOM



BEDROOM 2
14'8" x 10'8"
4.47m x 3.25m

BATHROOM





COTTAGES

ANNEX COTTAGE ONE

Sitting Room
Kitchen
Bedroom
Bathroom

COTTAGE TWO

Sitting Room
Kitchen
Shower Room
Bedroom
En-suite Bathroom

INCOME

The projected annual income figures are as follows:

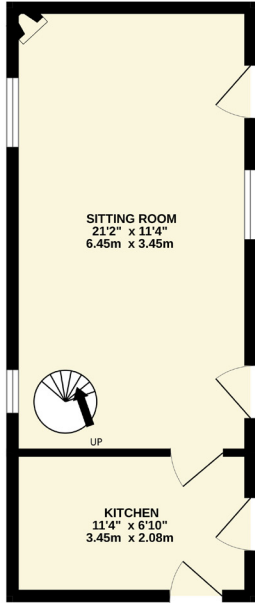
Airbnb - £30,000

Caravan Pitches - £6,800

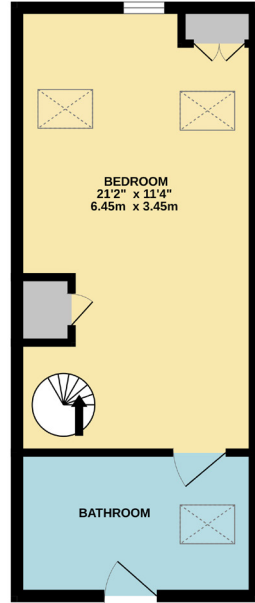
Ten acres of land - £1,000 (This can continue or be vacant possession on sale).

These figures could be increased with further marketing.

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

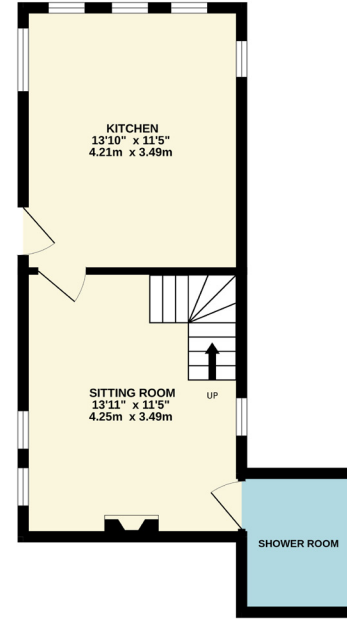


1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.

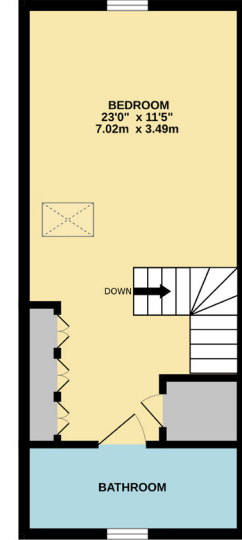


TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

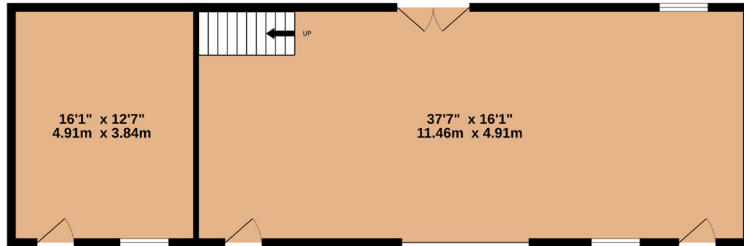


1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.

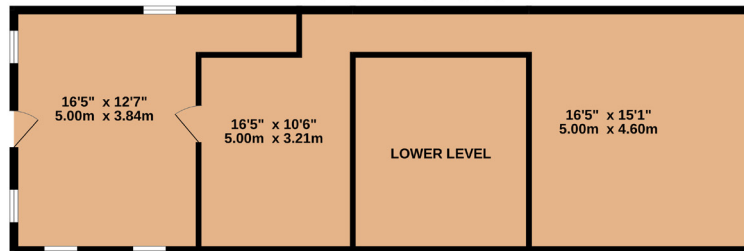


TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.
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GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

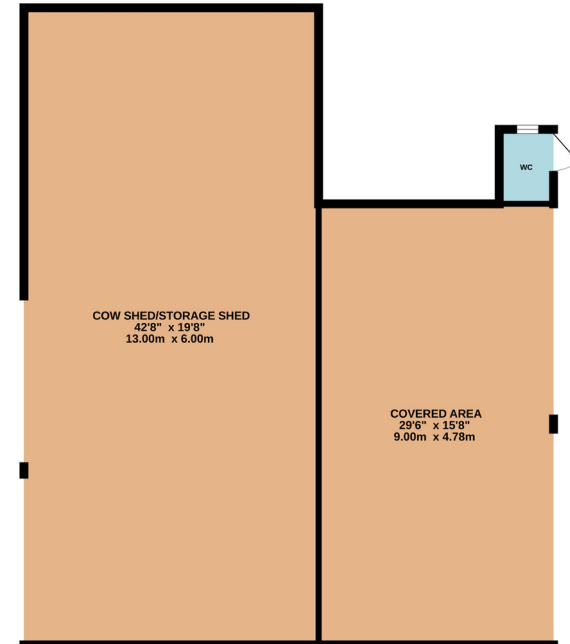


1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
1319 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

To the front of the property, gates open onto a driveway leading to the rear of the property giving access to the paddocks and field shelter, the annexe, and a large two-storey stone barn building, which form a delightful central courtyard with the cottages.

The second gateway and drive also lead to the courtyard. The garden has areas laid to lawn and beds planted with shrubs and perennial plants, with a well-stocked vegetable garden.

Dry stone walling provides divides to the various areas within the grounds, where further outbuildings are located, including a timber cow shed and storage units. The larger barn has been upgraded and offer many uses. The paddocks have also all recently been re-fenced with post and rails.

LAND

The property has approximately 14.5 acres of grazing land and gardens and enjoys 360° views across open countryside and is located within this Area of Outstanding Natural Beauty, close to local villages and with Harrogate only a short distance away.

The large, 10 acre field can be negotiated out of the sale should the buyers require less land.



An aerial photograph of a rural estate. A large field in the center-left is highlighted in yellow and labeled '10 ACRE FIELD'. The estate includes a main house with a grey roof and a large barn, surrounded by green fields and trees. The background shows a rolling landscape under a cloudy sky.

10 ACRE FIELD

Contact Nicholls Tyreman Estate Agents in Harrogate to find out more
Tel: 01423 503076 Email: sales@nichollstyreman.com
9 Albert Street, Harrogate, HG1 1JX

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