

LAWNS FARM
BRIMHAM ROCKS ROAD
BURNT YATES
HG3 3EP





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A six bedroom smallholding with attached annex, detached cottage and outbuildings

Entrance Porch | Entrance Hall | Living Room | Sitting Room | Dining Room

Kitchen With Walk-In Larder | Ground Floor Shower Room | Utility Room

Principal bedroom with dressing room and en-suite bathroom

Two further, first floor en-suite bedrooms | Second floor bedroom and shower room

One bedroom annex | One bedroom cottage

Gardens | Outbuildings | Paddocks

Harrogate - 7.4 miles

Railway station - 7.4 miles | Bus route - 3.25 miles | Airport - 18 miles

All distances approximate





Lawns Farm offers a rare opportunity to purchase a beautifully presented, spacious and versatile smallholding arranged over three floors, having a separate annex 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/barns.

The property has approximately 2 acres of grazing land and gardens and enjoys 360° views across open countryside and the surrounding 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, living 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: Kitchen, lounge, bedroom and bathroom.

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

OUTSIDE

The property is accessed via gates opening onto a driveway leading to the rear of the property giving access to the annex, and a large two-storey stone barn building, which form a delightful central courtyard with the cottages.

Electric gates provide access to the central courtyard and heart of the property. The mature garden has both manicured lawned gardens and beds planted with perennial plants, with a well-stocked vegetable garden.

Dry stone walling divides the various areas within the grounds, where further outbuildings are located. The larger barn has been upgraded and offers many uses such as secure electric door garaging and further development potential. The paddocks have also all recently been re-fenced with post and rails.

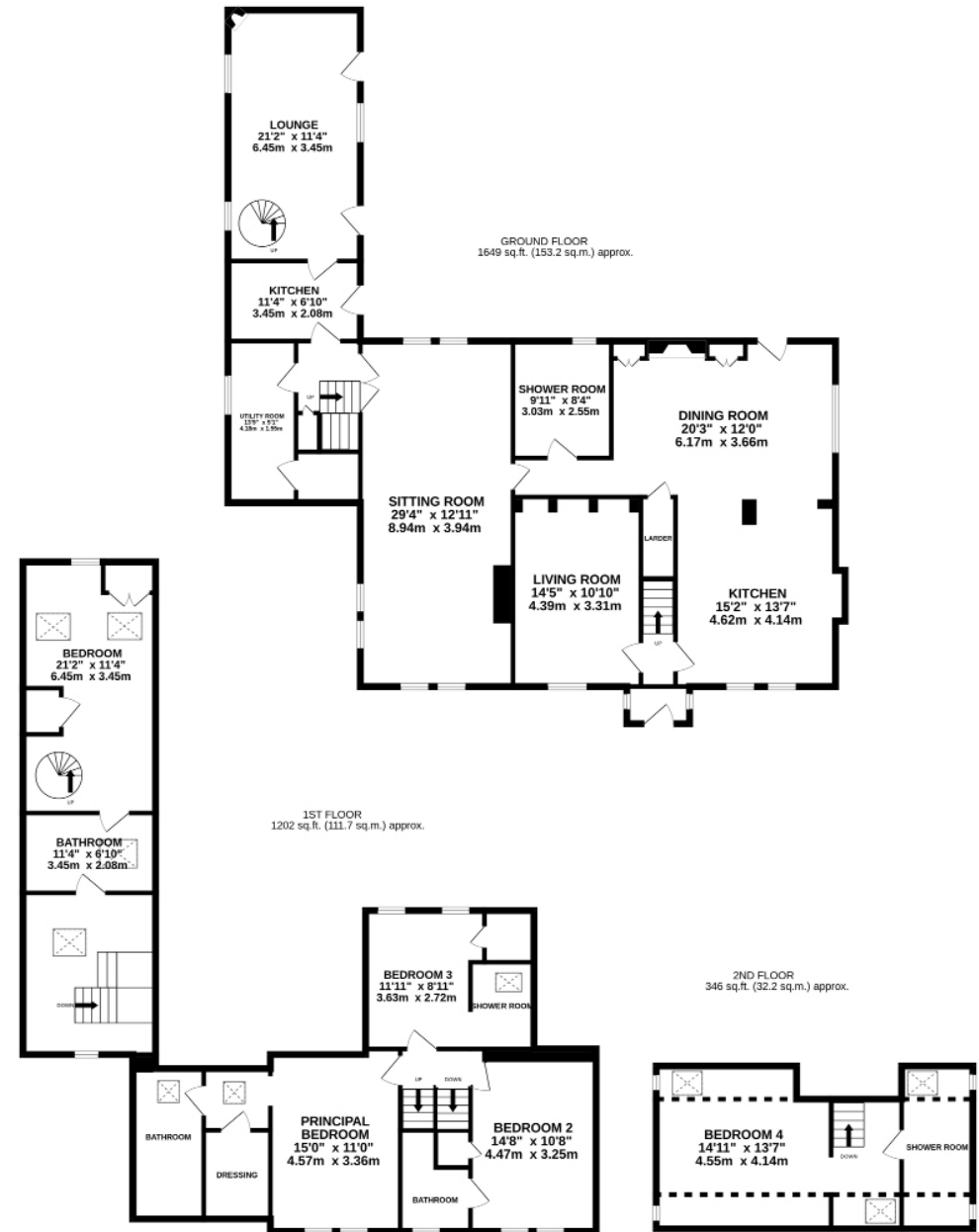
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INCOME: The property includes 2 cottages which have earnings of circa £30,000 per annum.

COUNCIL TAX BAND: G

ENERGY RATING: D

TENURE: FREEHOLD



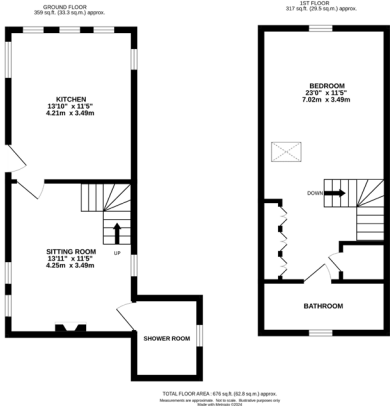
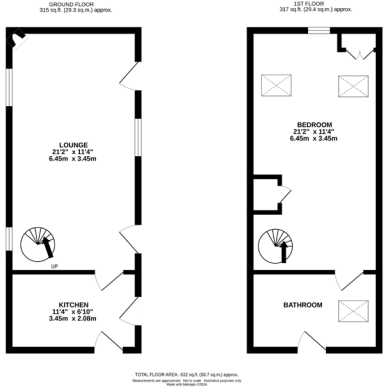
TOTAL FLOOR AREA : 3198 sq.ft. (297.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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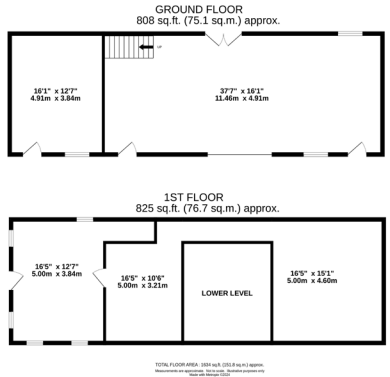


Annex/Cottage One

Cottage Two



Barn





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.

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