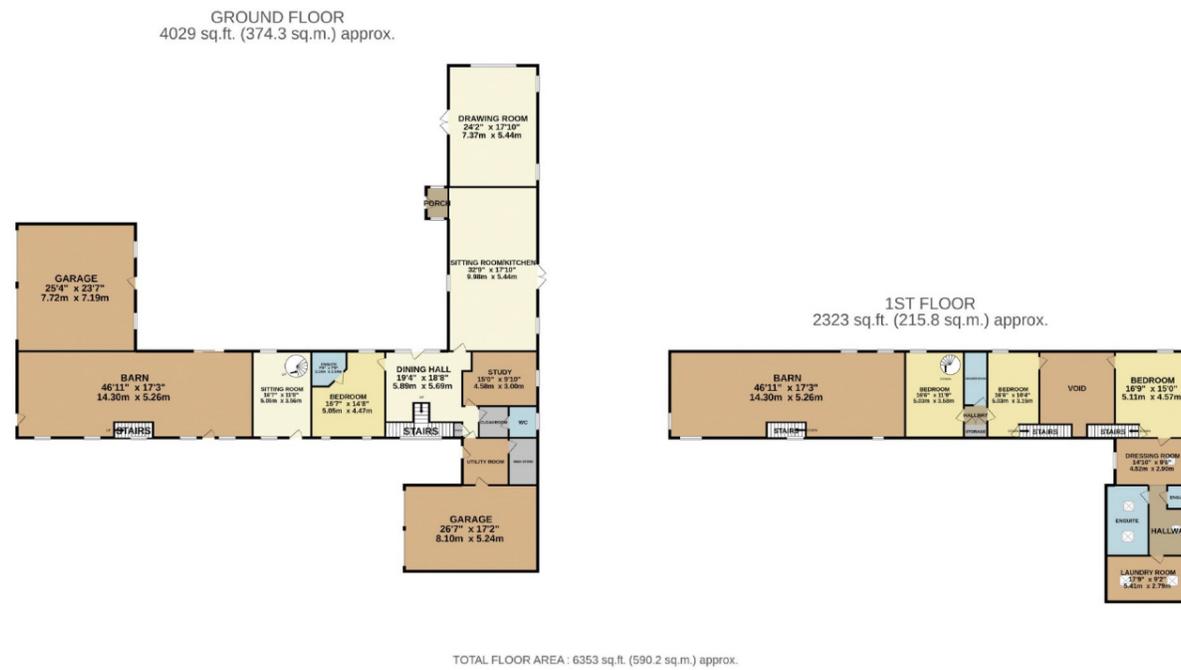


## Floor Plan



## Energy Performance Certificates

£4,750,000

Including the Brew House, Farm House & Land.

Monks Folly, Hilltop Lane, Pannal, Harrogate

4 Bedroom Character Property

*A rare opportunity to acquire a unique country estate that offers a stunning family home with far reaching countryside views over its own land, with an excellent development opportunity of an attached barn that has the benefit of planning permission granted to extend or create significant further ancillary accommodation.*

## Directions

Proceed into Pannal and proceed up Hill Top Lane where the private turning into the properties is on your left indicated by a large oak sign.

Council Tax Band      Tenure Freehold



## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

A rare opportunity to acquire a unique country estate that offers a stunning family home with far reaching countryside views over its own land, with an excellent development opportunity of an attached barn that has the benefit of planning permission granted to extend or create significant further ancillary accommodation of some 2375 sq ft, into more living space or leisure facilities to suit your own individual requirements at any stage in the future.

The sale includes land set in about 50 acres of productive pasture land, woodland and game cover that provides for a private family shoot with Bothy and two detached income producing houses, the Brew House and Farm House sat within the grounds of the estate.

Monks Folly is surprisingly not listed, however its charm and character is evident as soon as you arrive. There are two private courtyards providing ample parking and garaging for 5 cars with a detached double garage and an integral triple garage with remotely controlled opening doors.

Monks Folly offers an entrance porch, entrance hall, guest cloaks/wc, wine store, an elegant galleried dining hall with exposed timbers, a lounge with feature stone fireplace, a spacious living family kitchen with snug area and gas living flame stove, and a dining area with double opening patio doors to a stunning lawn with a Rondavel (African hut) to enjoy the spectacular far reaching views from. The fitted kitchen features a full Aga, double sink and useful pantry. The ground floor offers a study, utility room and ground floor bedroom with en-suite shower room.

A split staircase from the galleried hall leads to the first floor Master bedroom with a spacious dressing room that links to a large bathroom with shower. There is a separate wc and a most useful linked utility room with kitchen facilities and washing machine plus hot water cylinder making it a perfect drying/airing room.

The split staircase leads to two further double bedrooms that share a luxury shower room. The largest bedroom has a wide spiral staircase that leads down to a lounge with kitchen area and private ground floor approach making it an ideal self-contained suite for teenagers or dependant relatives.

The attached barn (the Malt Kiln Barn) offers two floors of additional space that can create a further 1750 sq ft, plus a further attached Bothy totalling 625 sq ft, both benefitting from planning permission to convert into further living accommodation to suit your own individual requirements. The Bothy is currently used as the meet area for the family shoot with a log burning stove and kitchen facilities.

There are two detached houses that can provide valuable income of circa £47,000 per annum let on assured short-term tenancies. The 4 bedroom Brew House becomes available in January 2021 for occupancy providing a home if you wanted to alter Monks Folly and its attached Malt Kiln Barn and Bothy.

The 3 bedroom Farmhouse, with the benefit of planning permission granted for a further 2 bedrooms and further ground floor living accommodation, is let until July 2021 on an AST.

The commanding view to the rear is one of the finest in the Harrogate area. It is a stunning far reaching countryside view that is over your own land and woodland.

Monks Folly is within easy access to Harrogate, Leeds is 13 miles and 1.4 miles from the house to Pannal station, 3.5 miles to Harrogate train station with direct trains to London, 9 miles to A1/Motorway network.

