



DOBSON HOUSE FARM

BISHOP THORNTON | HARROGATE | NORTH YORKSHIRE | HG3 3JY

Dobson House Farm represents a rare and exciting opportunity to acquire a captivating and characterful period farmhouse, making its debut to the open market after over a century of private ownership.

This exceptional home boasts charming stone façades beneath a classic clay pantiled roof, perfectly enhanced by the glorious views in every direction.

A much-loved home by the same family for generations, Dobson House Farm has been enhanced, extended, and remodelled in recent years. The result is a blend of spacious comfort and timeless charm, offering well-designed accommodation across two floors.

Set within approximately 6.9 acres of picturesque gardens, private grounds, and paddock land, this property provides an idyllic rural retreat, with plenty of room to explore, relax, and enjoy the peaceful surroundings.

ACCOMMODATION

GROUND FLOOR

- Covered storm porch
- Entrance hall
- Drawing room
- Sitting room
- Study
- Open plan breakfast kitchen/dining room
- Utility room/Boot room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with dressing room and en-suite shower room
- Two generous guest bedrooms
- Further bedroom
- House bathroom

EXTERIOR

- Private driveway
- Ample off-road parking
- Extensive landscaped gardens and grounds
- Summer house
- Dining and entertaining terraces
- Orchard
- Detached showroom, offices, workshops (formerly Yorkshire Gun Room)
- Detached steel-frame agricultural building
- Pasture and paddock land
- In total measuring approximately 6.9 acres



The drawing room is a standout feature of this lovely home, offering a perfect blend of light, space, and character creating an inviting atmosphere. The room is flooded with natural light, due to the triple aspect windows and french doors, providing stunning views and access to the gardens, making it the ideal spot to relax during the day. Designed with generous proportions, the drawing room is spacious, allowing for versatile furniture arrangements while still maintaining an open and airy feel. A striking feature of the space is the exposed stone wall, adding a touch of rustic charm and historic character that gives the room a sense of warmth and timeless appeal. At the heart of the drawing room is a log-burning stove, which not only adds to the ambiance but also provides warmth on cooler evenings. Overall, the drawing room is a harmonious blend of character and comfort, offering a delightful space for both everyday living and entertaining.





The sitting room offers a more relaxed and informal space, designed for day-to-day living and unwinding in comfort. Its warm and inviting atmosphere makes it a great space for more informal gatherings, watching tv or simply curling up with a good book. The relaxed nature of the room is enhanced by its connection to the outdoors with french doors opening directly onto the terrace.

Additionally, there is a separate home office. This dedicated workspace offers a quiet area where you can comfortably work from home, attend meetings, or manage household tasks. The office is designed to be both functional and comfortable, with ample space for a desk, storage, and all the essentials needed to create a productive environment.



The open-plan dining kitchen is a beautifully designed space that seamlessly blends style and functionality. Its thoughtful design combines modern conveniences with traditional craftsmanship, creating a warm and inviting environment. The handcrafted painted base and wall cabinets add a touch of elegance and sophistication, providing ample storage space while enhancing the room's character with their timeless design. The kitchen features solid oak floors, which add a natural, warm texture that complements the traditional feel of the space. Durable and hard-wearing, the oak flooring provides a seamless flow throughout the kitchen and dining room, adding to the sense of space and cohesion. For modern convenience, the kitchen is equipped with integrated appliances, including a gas hob, electric oven, microwave, dishwasher, and larger fridge. These seamlessly blend into the kitchen's design, maintaining a clean and uncluttered look while offering all the functionality needed for a busy household. Adjacent to the kitchen is a fully fitted, large utility room, offering additional space for laundry and household chores. This practical area includes space for a washing machine and tumble dryer, keeping the open-plan kitchen free of clutter and ensuring that all domestic tasks are managed with ease.



Completing the layout, the kitchen opens into an adjoining dining room, creating a fluid connection between cooking and dining spaces. The open-plan design allows for easy socialising, whether preparing a meal while chatting with guests or hosting family dinners. This dining space can accommodate a large table, making it perfect for both casual meals and more formal gatherings. Exposed beams span the ceiling, bringing rustic character and timeless appeal. Their presence adds a sense of history and charm, seamlessly blending with the modern design elements, while enhancing the property's overall comfortable, farmhouse ambiance.



FIRST FLOOR

The principal bedroom suite has been designed to offer both comfort and style, featuring a blend of modern amenities and timeless design. One of its standout features is the fully fitted dressing room, which is equipped with bespoke fitted furniture, providing ample storage, offering a perfectly organised area for clothing, accessories, and personal items

Adjoining the bedroom is the en-suite shower room, boasting modern white sanitary ware, including a walk-in shower with high quality fixtures and fittings and elegant tiling.

The principal bedroom suite offers a calming sanctuary, enhanced by stunning views over the open countryside. Large windows invite natural light into the space, framing breath-taking vistas of the surrounding countryside.





The first floor boasts two further guest bedrooms, each thoughtfully designed with comfort in mind. Both rooms feature charming window seats, perfectly positioned to take full advantage of the stunning countryside views. The large windows flood the rooms with natural light, creating a bright and welcoming atmosphere.

In addition to the guest bedrooms, there is a versatile fourth bedroom, which can also serve as a hobbies room. Whether used as an additional bedroom or a space for creative pursuits, it offers flexibility to meet various lifestyle needs.

The luxurious house bathroom features elegant feature tiling that brings a refined sense of style to the space. A centrepiece of the room is the large bath, perfect for unwinding after a long day. In addition, the spacious walk-in shower is fitted with high-quality fixtures and fittings. A stylish vanity unit complements the space with its sleek design, offering both practical functionality and storage.

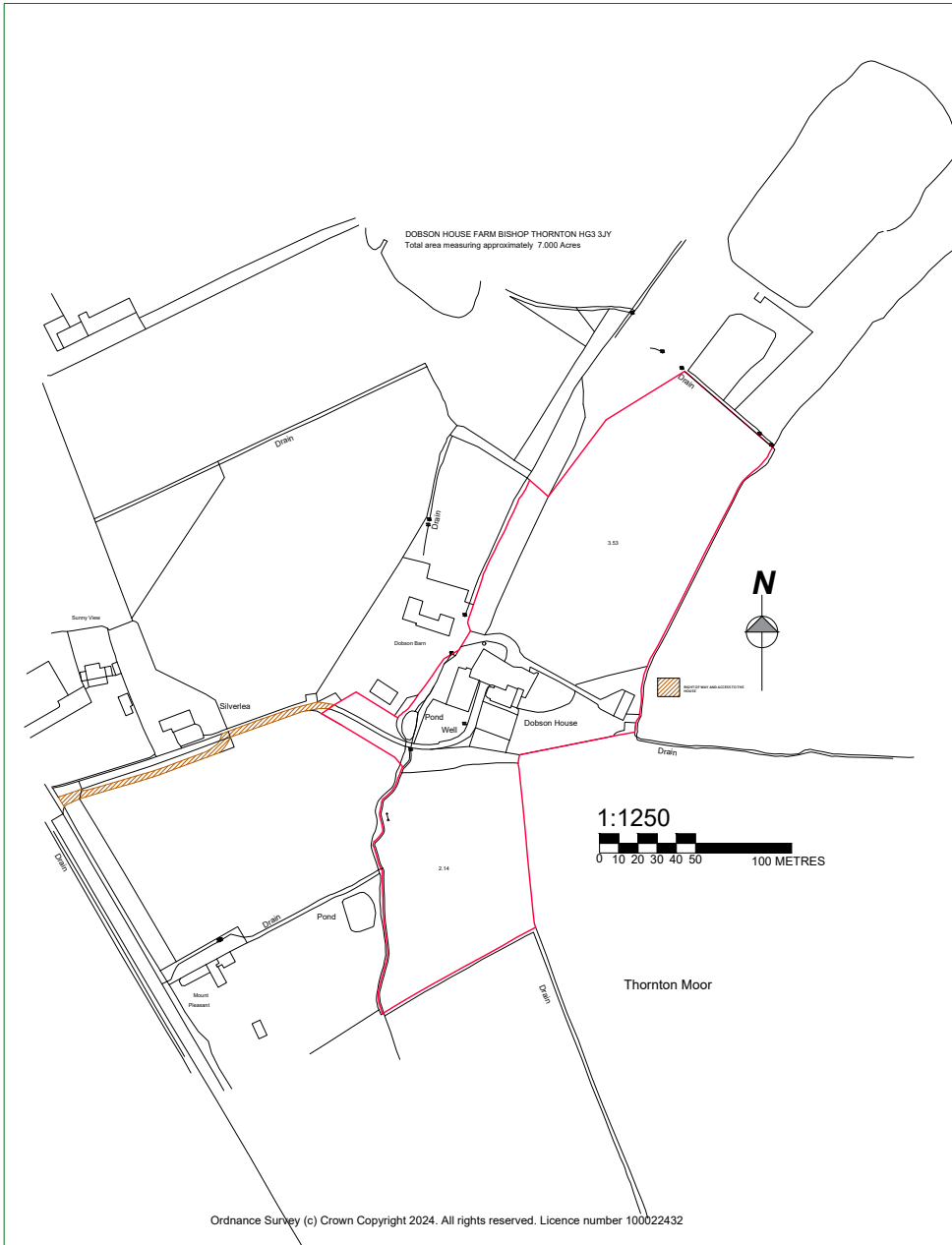




Dobson House Farm is approached via an impressive tree-lined driveway, creating a grand sense of arrival leading to ample private parking. Within the grounds is a versatile single-storey timber-clad building, which was formerly home to the Yorkshire Gun Room, comprising a showroom, offices, workshops, and storage areas. This substantial structure offers immense potential for a variety of uses, such as converting into office space, a leisure suite, or even ancillary accommodation-subject to the necessary planning consents.

In addition, the property benefits from an expansive steel-framed agricultural building, currently used for garaging and storage.

Dobson House Farm offers both an enviable rural lifestyle and significant development opportunities for a range of future uses





The orchard, nestled within the gardens is a delightful feature that adds both beauty and practicality to the outdoor space. This charming area is filled with a variety of fruit-bearing trees, creating a picturesque and peaceful retreat enhancing the overall landscape of the property. In addition to its practical benefits, the orchard adds to the garden's aesthetic appeal, contributing to a sense of tranquility and connection with the countryside. Surrounded by lush lawns and landscaped gardens, it fits seamlessly into the overall design, enhancing the property's rural idyll.

Dobson House Farm, Bishop Thornton, HG3 3JY

Approximate Gross Internal Area

Ground Floor = 1321 sq ft / 122.7 sq m

First Floor = 891 sq ft / 82.8 sq m

Steel Frame Farm Building = 733 sq ft / 68.1 sq m

Summer House = 147 sq ft / 13.7 sq m

Total = 3092 sq ft / 287.3 sq m

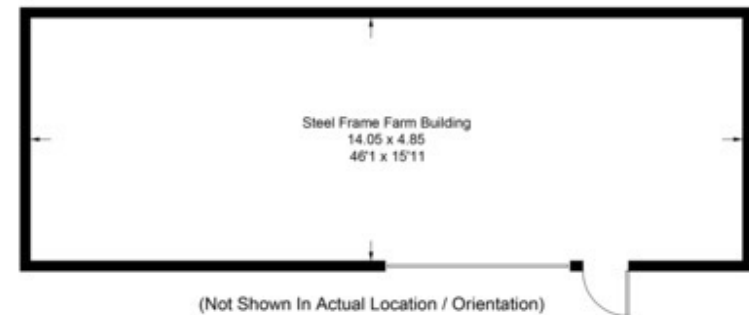
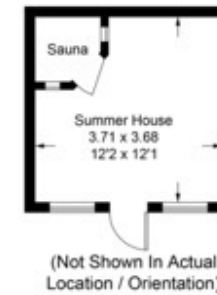
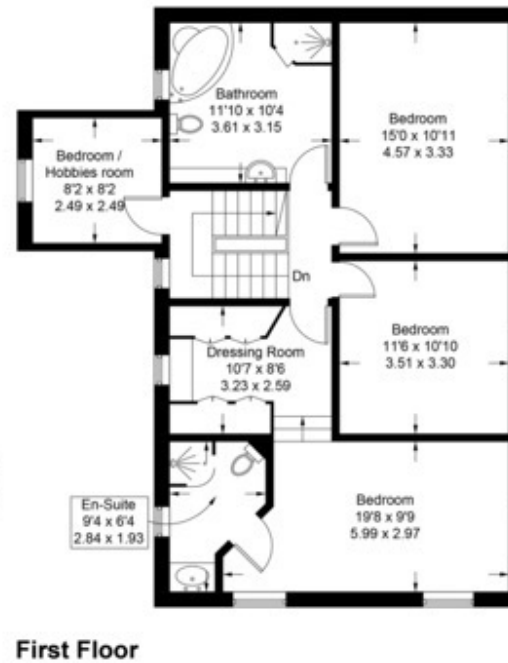


Illustration for identification purposes only, measurements are approximate, not to scale.

Former Showroom/ Workshops, Dobson House Farm, Bishop Thornton, HG3 3JY

Approximate Gross Internal Area = 1366 sq ft / 126.9 sq m

Workshops = 808 sq ft / 75.1 sq m

Total = 2174 sq ft / 202.0 sq m
(Excluding Wood Store)



Illustration for identification purposes only, measurements are approximate, not to scale.



GARDENS

The gardens have been thoughtfully designed to combine sheltered seating areas, with cleverly planted shrub and herbaceous borders, expansive lawned areas, a productive orchard, and specimen trees, all contributing to a peaceful and picturesque setting.

The garden's design takes full advantage of its commanding views of the surrounding countryside, which can be enjoyed from almost every corner of the property. The terrace borders, generously planted with a variety of shrubs and flowers, create a lush and inviting space for outdoor entertaining.

This carefully curated garden, with its combination of formal and natural elements, provides a beautiful and tranquil environment that complements the property's historic charm, offering a perfect escape into nature with stunning views at every turn.







SETTING

Dobson House Farm is set within approximately 6.9 acres of gardens and grounds, offering both privacy and a peaceful retreat amidst the beautiful North Yorkshire countryside. Situated in the heart of its own grounds, the home enjoys a secluded setting that is perfect for those seeking a tranquil lifestyle, while still being conveniently located close to the cathedral city of Ripon and spa town of Harrogate.

Its surrounding land is predominantly laid to grass, interspersed by mature woodland. The land provides ample space for a variety of outdoor pursuits, ideal for equestrian use, recreation, or simply enjoying the open space and natural beauty.

Despite its private and serene location, the property offers easy access to local amenities, making it the perfect balance between rural living with the convenience of easy access to nearby villages and towns.

LOCATION AND AMENITIES

BISHOP THORNTON

Situated in the heart of the North Yorkshire countryside, the picturesque village of Bishop Thornton offers a serene retreat from the hustle and bustle of city life. This charming location, known for its traditional cottages and friendly community, is perfect for those seeking relaxation and tranquility.

Surrounded by rolling hills, lush fields, and gentle streams, it provides an ideal setting for hiking, cycling, and leisurely strolls. The Nidderdale Area of Outstanding Natural Beauty further enhances the area's appeal, showcasing breathtaking landscapes and a rich variety of flora and fauna for nature enthusiasts to explore.

The village is also steeped in cultural and historical significance. Highlights include St. John the Baptist Church, a beautiful structure dating back to the 12th century, and the Nidderdale Museum, which offers fascinating insights into the region's agricultural heritage and rural life.

Bishop Thornton offers a range of local amenities, including a primary school, a traditional pub, and a community village hall. The village is also home to St. Joseph's Catholic Church, an elegant building established in 1868 and boasts a historic cricket club founded in 1894.

Set on the banks of the River Skell, which flows into the River Ure. The village is conveniently located just 6 miles from the vibrant town of Harrogate and is the stunning Nidderdale Area of Outstanding Natural Beauty.

Accessible via the B6165 road, which connects Harrogate to Pateley Bridge, Bishop Thornton is perfectly positioned for those seeking a tranquil rural setting with easy access to nearby towns and scenic landscapes.

RIPON

The nearby cathedral city of Ripon is known for its rich heritage and picturesque surroundings. This small city offers a blend of historic architecture and vibrant community life. It's renowned for its historic buildings, quaint streets, and the welcoming atmosphere of its local residents. A prominent feature of the city is Ripon Cathedral with a history dating back to the 7th century. Its stunning interiors and historical significance make it a must-visit.

Ripon boasts a variety of independent shops, boutiques, and markets. The city's weekly market is a popular destination for fresh produce and local goods.

There are numerous cafes, pubs, and restaurants offering a range of dining options, from traditional Yorkshire fare to international cuisine.

The city boasts several lovely parks and green spaces, including the beautiful Spa Gardens, perfect for relaxing or taking a leisurely walk. Ripon is surrounded by scenic countryside.

The Ripon Racecourse hosts regular horse racing events throughout the year, attracting visitors and adding to the city's lively atmosphere.

Local Festivals: Ripon holds various local festivals and events, including traditional markets, cultural celebrations, and community gatherings.

HARROGATE

Harrogate is renowned for its elegant architecture, beautiful gardens, and thriving cultural scene, with well-preserved historic buildings, tree-lined streets, and a reputation for being a relaxing and sophisticated destination.

Historical and Cultural Attractions include the Royal Pump Room Museum, located in a historic building, providing insight into Harrogate's spa heritage and features exhibits on the town's history and the medicinal waters once used for health treatments.

Harrogate Theatre offers a diverse range of performances, from drama and comedy to musicals and live music.

Valley Gardens is stunning 17-acre park with beautifully landscaped gardens, including a Japanese Garden, and a great place for leisurely walks or family outings.

Harrogate boasts a mix of high-end boutiques, independent shops, and well-known retail chains. The town center features a variety of shops, including those on the pedestrianised Cambridge Street and Victoria Shopping Centre.

The town offers a wide array of dining options, from traditional tea rooms like Bettys (famous for its afternoon tea) to contemporary restaurants and gastro pubs.

Harrogate has several wellness centres and spas, continuing its legacy as a spa town with a focus on relaxation and health.

In addition to Valley Gardens, and RHS Harlow Carr, the town is home to other parks like the Stray, an extensive open space surrounding the town centre, perfect for outdoor activities.

The Harrogate International Festivals includes a range of events such as the Harrogate Literature Festival, Harrogate Music Festival, and Harrogate Food and Drink Festival.

The town hosts regular markets, including the Harrogate Farmers' Market, where visitors can find local produce and crafts.

EDUCATION

The area is highly regarded for its excellent educational facilities, offering a range of reputable schooling options for children of all ages. Families in Bishop Thornton have access to both public and private schools, all within a convenient short commute.

In the village itself, Bishop Thornton Primary School provides a nurturing environment for younger children. Nearby villages such as Markington and Ripley also have well-regarded primary schools, making quality education easily accessible for local families.

For secondary education, schools in Harrogate and Ripon are considered outstanding, with institutions like Harrogate Grammar School, Ripon Grammar School, and St. John Fisher Catholic High School recognised for their academic excellence, strong community ethos, and diverse extracurricular opportunities. Additionally, several prestigious private schools, including Ashville College and Harrogate Ladies' College, are within easy reach, offering independent education options renowned for their high academic standards and exceptional facilities.

TRANSPORT LINKS

The road networks around Bishop Thornton provide good connectivity to nearby towns and key routes.

The B6165 is the primary road running through Bishop Thornton. It connects the village to Harrogate to the south and Pateley Bridge to the north.

The A61 is a major road that intersects with the B6165 at Ripley, just a few miles south of Bishop Thornton and runs between Leeds and Ripon, offering a key route for traveling south to Leeds or north to Ripon. It is also the main road providing access to Harrogate.

The A1(M) is a major motorway located approximately 10 miles east of Bishop Thornton connecting the area to major cities like Leeds, York, and further afield, providing quick access to the wider road network.

The A59 is situated to the west of Bishop Thornton, providing a link between Harrogate and Skipton offering an alternative route for travel to the west and access to the Yorkshire Dales.

Bishop Thornton has a network of local roads connecting various parts of the village and nearby communities. These roads provide access to residential areas, schools, and local amenities.

The surrounding countryside features several scenic minor roads ideal for exploring the natural beauty of the Yorkshire landscape.

PUBLIC TRANSPORT

Bus Services: There are local bus services connecting Bishop Thornton with Harrogate, Ripon, and other nearby towns. These services offer convenient transport options for residents.

Rail Access: The nearest railway stations are in Harrogate, Thirsk and Northallerton, providing connections to major cities and regions.

Airports:

Distance: Approximately 20 miles (about 40 minutes by car) Leeds Bradford is the nearest major airport to Bishop Thornton. It offers a wide range of domestic and international flights, including routes to European destinations and some long-haul services.

Newcastle International Airport (NCL)

Distance: Approximately 80 miles (about 1 hour 45 minutes by car).
Description: Newcastle Airport provides a variety of international and domestic flights, including many low-cost European routes.



Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and private drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Harrogate 6 miles, Ripon 9 miles, A1 (M) 10 miles, Thirsk 20 miles, Leeds 21 miles, York 25 miles (All mileages are approximate)

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