



HUNTERS CHASE

HIGHFIELD FARM | STRIPE LANE | HARTWITH | HARROGATE | NORTH YORKSHIRE | HG3 3HA

Nestled within a charming small development in the picturesque hamlet of Hartwith, Hunters Chase is a beautifully crafted barn conversion that seamlessly blends historic character with contemporary living.

Designed to enhance natural light and space, the property boasts a thoughtfully designed layout, showcasing a harmonious fusion of original period features and stylish modern interiors.

Exposed stone walls, timber beams, vaulted ceilings and Iroko hardwood windows, celebrate its rich heritage, while contemporary finishes and elegant décor create a refined yet welcoming atmosphere.

Surrounded by rolling countryside and scenic landscapes, this exceptional home offers a rare opportunity to enjoy the tranquility of rural life while benefiting from modern convenience and high-end specifications.

Externally, the property enjoys private landscaped gardens, perfect for relaxation or entertaining, and stunning countryside views. Access to local walking and cycling trails further enhance the appeal of this exceptional residence.

Situated just a short drive from the bustling market town of Pateley Bridge and within easy reach of Harrogate and Ripon, Hunters Chase offers the perfect balance of peaceful rural living with accessibility to local amenities, schools, and transport links.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan breakfast kitchen
- Snug
- Utility room
- Cloakroom
- Office/Studio with external access

FIRST FLOOR

- Spacious landing with reading area
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Two further double bedrooms
- Study/bedroom 5
- House bathroom
- Loft access

SECOND FLOOR

- Guest bedroom

EXTERIOR

- Off-road parking for several vehicles
- Integral double garage
- Electric charging point
- Professional landscaped gardens
- Dining and entertaining terraces
- Timber store/tool shed
- Stunning views over surrounding countryside





GROUND FLOOR

Hunters Chase is entered through a welcoming and character-filled central reception hall, immediately setting the tone for this property's rich heritage. The original stone flooring adds a sense of history and durability, while a striking feature wall and timber staircase enhances the character of the space. A large understairs storage cupboard provides practical space for coats, shoes, and household essentials, keeping the area neat and organised.

Off the reception hall, a recently upgraded cloakroom boasts modern white sanitary ware, blending contemporary convenience with the home's traditional style.

From the hall, you are led into the stunning dual-aspect sitting room, a warm and inviting space filled with natural light. A beautiful stone fireplace takes centre stage, housing a recently installed eco-rated 'Esse' log burning stove, perfect for cosy evenings. The room is further enhanced by exposed oak beams, feature arrow slit windows with stone cills, and impressive large carriage door windows, which add both character and a sense of openness. This elegant yet comfortable living space effortlessly combines period charm with modern luxury.





The stunning breakfast kitchen is a beautifully designed social hub, seamlessly blending functionality with elegant aesthetics. Bathed in natural light, this expansive space offers a warm and inviting atmosphere, perfect for both relaxed family living and stylish entertaining.

At its heart, handcrafted fitted cabinetry by Grove Kitchens showcases exquisite craftsmanship, complemented by luxurious leathered granite work surfaces that add a refined touch. A central island serves as both a focal point for gatherings and a practical workspace, featuring additional storage and a bespoke extendable dining table for accommodating extra guests.

Every detail in this high-specification kitchen has been carefully selected for both style and convenience. Cooking enthusiasts will appreciate the recently installed electric Aga, complete with a sleek glass splashback. Additional modern conveniences include an integrated dishwasher, an Aga fridge/freezer, and a Franke 3-in-1 hot/cold water tap, providing instant filtered and boiling water. A walk-in pantry, complete with lighting, power, and a granite cold shelf, offers further storage and practicality.

Characterful features such as striking feature arch windows with bespoke blinds, a charming exposed stone wall, engineered oak flooring, and exposed beams enhance the kitchen's timeless appeal. The half-glazed door opens directly onto the rear garden. Adjoining the kitchen is a comfortable and cosy snug, which could easily be transformed into a formal dining room or a dedicated children's playroom, offering additional flexibility to suit your lifestyle.

The adjacent utility/boot room has been well designed and fully fitted with high-quality burr wood cabinetry and engineered oak flooring, this space combines style with practicality. Ample space is provided for a large upright freezer. With direct access to the garage, this area offers excellent convenience, making household tasks seamless and efficient.



Hunters Chase, Highfield Farm, Stripe Lane, Hartwith, HG3 3HA

Approximate Gross Internal Area
 Ground Floor = 148.5 sq ft / 1598 sq m
 First Floor = 81.5 sq ft / 877 sq m
 Second Floor = 32.5 sq ft / 350 sq m
 Total = 262.5 sq ft / 2825 sq m
 (Including Garage)

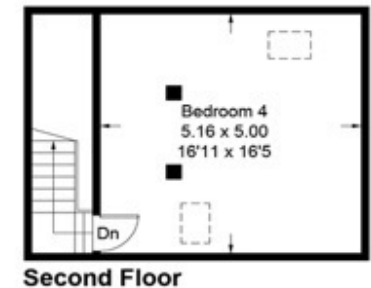
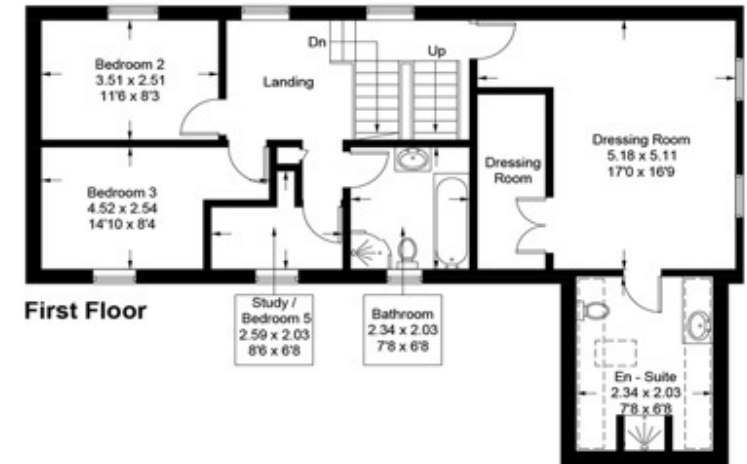


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173380)



FIRST FLOOR and SECOND FLOORS _____

A beautifully crafted timber staircase leads to the first and second-floor accommodation, seamlessly blending functionality with the home's rich historic charm.

The galleried landing is a striking space, showcasing the property's heritage with feature windows set in deep stone sills and a large Velux window that fills the area with natural light.

Steeped in character, the space retains elements of its original architecture, including a vaulted ceiling with exposed beams and sections of beautifully preserved stonework.

A cosy reading nook offers the perfect retreat for relaxation, while practical features such as a built-in linen cupboard and a heated airing cupboard provide ample storage.

This thoughtfully designed space effortlessly combines period elegance with modern comfort.



The principal bedroom suite is a luxurious and beautifully designed retreat, boasting dual windows framing far-reaching views over the surrounding countryside. Exposed oak beams add character and warmth, enhancing the room's charm.

A spacious walk-in wardrobe provides ample storage, offering both practicality and style.

The adjoining en-suite shower room is expansive and elegantly appointed, featuring a large walk-in shower with sleek chrome fittings and contemporary white sanitary ware. A stylish vanity unit with a porcelain sink offers generous storage, while concealed lighting creates a soft, ambient glow.

A further selection of beautifully appointed guest bedrooms, each enjoys its own unique charm and versatility. To the front of the property, a generous double bedroom features exposed beams and a high-level window that frames picturesque views. To the rear, another spacious double bedroom is currently configured as a hobbies room, offering a flexible space that could easily be adapted to suit individual needs. A smaller single bedroom at the front is presently used as a home office, though its proportions allow for a child-size bed or even the potential conversion into a second en suite, adding further convenience and functionality to the layout.

Ascending to the second floor, a magnificent guest bedroom awaits, offering a sense of privacy. Velux windows flood the space with natural light, while a vaulted ceiling with exposed roof trusses enhances the room's character and grandeur. This expansive room provides a tranquil retreat, ideal for visiting guests or extended family.

Serving the bedrooms, the recently refitted family bathroom is a luxurious and contemporary space designed for both style and comfort. Finished to a high standard, it features sleek white sanitary ware, a separate shower, and a wall-mounted vanity unit for a streamlined look. A fitted mirror with an integrated heat pad and touch light adds a touch of modern convenience, while the porcelain-tiled floor and half-tiled walls complete the space with elegance and practicality.

The loft space is fully boarded, and insulated, with a pull-down ladder and light/power connections, offering additional convenient storage.







GARDEN AND GROUNDS

The principal rear garden has been professionally landscaped to create a stunning yet low-maintenance outdoor sanctuary. Designed over two levels, it showcases oak sleeper raised beds, decorative 'moonstone' gravel, and carefully placed Yorkshire stones, along with four distinctive round stones, believed to have originated from the historic Fountains Abbey.

This expertly stocked garden boasts a variety of specimen trees, perennial plants, and vibrant shrubs, ensuring year-round interest. An ornamental and productive mix of apple trees, blackcurrant, and redcurrant bushes add both beauty and bounty. Sheltered and fully enclosed by mellow stone walling, the garden offers a private and tranquil retreat. A gated access point leads directly to scenic walking trails, making it an ideal setting for those who enjoy outdoor pursuits. Additional features include thoughtfully positioned external lighting, a recently installed air source heat pump, and a purpose-built timber shed/tool store, providing ample space for gardening tools and equipment.





SETTING

Hunters Chase is approached via a recently upgraded, high-quality tarmac driveway, beautifully accented with contrasting sets and a decorative 'moonstone' gravel garden. A striking raised oak sleeper planter, thoughtfully stocked with a variety of shrubs, perennials, and seasonal bulbs, adds a touch of natural elegance to the entrance. Practical yet stylish, the driveway is equipped with PIR-activated outdoor lighting, ensuring both security and convenience. A neatly designed timber log store and bin store provide discreet yet accessible storage solutions.

Adjacent to the main house, the versatile workspace/studio offers a dedicated area for creativity or remote working, benefiting from separate external access and independent heating controls for year-round comfort. An internal door links this space directly to the integral double garage, which has been recently upgraded with premium 'Hormann' electric doors. This generously sized garage is exceptionally well-equipped, featuring a full range of built-in storage, air source heat pump equipment, and a fully boarded loft with lighting and a built-in ladder for additional storage. Designed with modern convenience in mind, it includes ample power sockets, PIR lighting, hot and cold water, and an electric car charging point.



LOCATION



Hartwith is a charming rural hamlet situated in the stunning Nidderdale Area of Outstanding Natural Beauty (AONB) in North Yorkshire. Surrounded by rolling hills, picturesque farmland, and ancient woodlands, Hartwith offers a tranquil and idyllic countryside setting, perfect for those seeking a peaceful yet well-connected place to live. The area is renowned for its unspoiled natural beauty, with scenic walking and cycling routes weaving through the landscape, including access to the famous Nidderdale Way and nearby Brimham Rocks, a National Trust site known for its dramatic rock formations.

Hartwith benefits from excellent connectivity to nearby towns and cities. The historic market town of Pateley Bridge is just a short drive away, offering a range of independent shops, cafés, and essential amenities, while the larger towns of Harrogate and Ripon provide more extensive shopping, dining, and leisure facilities. Harrogate's rail links connect to Leeds and York, making it a convenient location for commuters.

Hartwith is well-positioned for highly regarded schools, with primary and secondary schools within easy reach. The area's strong community feel is enhanced by local village events, traditional pubs, and farm shops. Whether enjoying the peaceful rural lifestyle or exploring the charming villages and historic sites of Nidderdale, Hartwith offers a perfect balance of natural beauty, convenience, and timeless Yorkshire character.

A pleasant walk leads you to the larger village of Summerbridge, where you'll find a variety of useful amenities. The village boasts a well-stocked local shop and post office, a hardware store offering building supplies, a friendly hairdresser, garage, and a café.

The Nidderdale Area of Outstanding Natural Beauty (AONB), is a stunning landscape of rolling hills, lush valleys, and ancient woodlands forming the eastern gateway to the Yorkshire Dales National Park. This prime location offers residents breathtaking scenery, abundant wildlife, and miles of walking and cycling trails, including the renowned Nidderdale Way, which winds through the surrounding countryside.

The area's designation as an AONB ensures that its natural beauty and heritage are preserved, making Hartwith a perfect retreat for those seeking a tranquil rural lifestyle. Although Hartwith enjoys a peaceful, unspoiled setting, it benefits from easy access to the wider Yorkshire Dales, famous for its dramatic limestone landscapes, waterfalls, and charming villages. Iconic locations such as Malham Cove, Gordale Scar, and the Three Peaks are within easy reach, offering opportunities for outdoor pursuits like hiking, cycling, and wildlife spotting. With its close ties to both Nidderdale and the Dales, Hartwith provides an ideal base for exploring some of Yorkshire's most breathtaking and protected landscapes.

EDUCATION

Primary Schools

Local primary schools include Dacre Braithwaite Church of England Primary School in Summerbridge, just two miles from Hartwith, offering a nurturing environment and a strong Christian ethos. Darley Community Primary School and Birstwith Church of England Primary School also provide high-quality education with a focus on personal development and outdoor learning. All these schools are rated Good by Ofsted

Secondary Schools

The nearest secondary option is Nidderdale High School in Pateley Bridge, a small, inclusive school with strong pastoral care and a Good Ofsted rating. For a more academic focus, students may apply to Harrogate Grammar School or St Aidan's Church of England High School, both highly rated and offering Sixth Form options. Ripon Grammar School, one of the top state schools in the country, provides selective entry based on exams.

Other Educational Options

For those considering private education, Harrogate has several independent schools, including Ashville College and Harrogate Ladies' College. Further education options include Harrogate College and Ripon Sixth Form, offering a range of A-level and vocational courses.

TRANSPORT LINKS

Roads: Hartwith enjoys convenient road connections to nearby towns and key destinations while retaining its peaceful rural charm. The B6165 is the main road serving the area, providing a direct route to Pateley Bridge (5 miles west) and Ripley (6 miles east), where it connects to the A61 for travel to Harrogate (10 miles) and Ripon (12 miles). These towns offer extensive amenities, schools, and transport links.

For those commuting further afield, the A61 and A59 provide access to Leeds and York, with the A1(M) motorway reachable in around 30 minutes, ensuring smooth connections to the wider Yorkshire region. Despite its tranquil countryside setting, Hartwith remains well-connected for work, leisure, and travel.

Trains: The closest station is Harrogate Railway Station (about 10 miles away), offering regular services to Leeds and York, both of which have extensive national rail links. From Leeds, there are frequent trains to London, Manchester, and Edinburgh, making it a key transport hub for the region. For access to the East Coast Main Line, Thirsk and York stations (both within a 40-minute drive) offer fast services to London, Newcastle, and Scotland.

Airports: The nearest airport to Hartwith is Leeds Bradford Airport (LBA), located approximately 17 miles (a 35–40 minute drive) away. LBA offers a range of domestic and international flights.





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, private water and private drainage. Central heating via Air Source heating pump. Solar hot water heating panels.

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 D: 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: Summerbridge 1.5 miles, Pateley Bridge 4.5 miles, Harrogate 10 miles, Ripon 10 miles, Leeds 25 miles, (All mileages are approximate)

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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