WHITAKER CADRE LETTING SPECIALISTS







- Exceptional detached contemporary home
- Seven double bedrooms
- Multiple luxury bathrooms and en-suite facilities
- Beautifully landscaped, award-winning gardens
- Luxurious sauna and hot tub
- Outstanding open-plan kitchen, dining and living space
- Exceptional outdoor entertaining area
- Excellent balance of open-plan and private accommodation
- Double garage with internal access

7 Church Farm Church Lane, South Stainley, Harrogate, HG3 3NE

£10,000 Per Month

An exceptionally rare opportunity to rent a home of outstanding scale, quality and versatility.

This magnificent detached contemporary residence combines striking architecture with bespoke interior design, creating elegant, beautifully considered spaces with generous proportions. Designed for exceptional modern living, the home perfectly balances sophisticated luxury with the comfort and practicality of everyday life, set within a highly desirable village location and exclusive gated community.

Offering an exceptional balance of expansive open-plan living and private accommodation, the flexible layout is ideally suited to a range of lifestyles, including extended family living, guest accommodation or independent living arrangements.







ENTRANCE HALL
19'10" x 7'8"
A welcoming reception hall is accessed via an impressive glazed walkway, creating a bright and contemporary sense of arrival from the moment you enter.

LIVING ROOM / DINING KITCHEN
29'3" x 24'4"
An impressive open-plan living, dining and kitchen space, centred around a bespoke island and beautifully designed and installed by Townhouse. This exceptional room forms the heart of the home, providing a sophisticated yet inviting setting for both everyday living and entertaining. Expansive glazing floods the space with natural light while creating a seamless connection to the beautifully landscaped gardens and adjoining outdoor terraces.

UTILITY AREA
11'3" x 7'8"
Located to the rear of the kitchen, this provides convenient access to the integral garages.

GARAGE
24'4" x 22'11"
A spacious double garage with convenient internal access, providing secure parking and valuable additional storage space.

STUDY
22'8" x 16'2"
A bespoke executive office with an adjoining snug and feature fireplace, creating an inspiring yet comfortable space for work and relaxation.

SHOWER ROOM
8'2" x 5'2"
Finished to an exceptional standard, offering the utmost in comfort and convenience.

BEDROOM TO GROUND FLOOR
18'2" x 12'9"
A luxurious double bedroom, elegantly finished in a sophisticated neutral palette.







MAIN BEDROOM TO GROUND FLOOR

31'11" x 22'8"

Occupying its own private wing, the impressive duplex principal suite provides a truly luxurious retreat. The suite features a private bar and feature fireplace, with direct access to the landscaped gardens, alongside an impressive dressing room. A short flight of contemporary, open-sided stairs leads to an additional private living area above, offering exceptional versatility as a lounge, gym, studio or further dressing space. Together, these thoughtfully considered spaces create a truly exclusive and indulgent principal suite.

DRESSING ROOM TO MAIN BEDROOM

11'6" x 11'00"

A beautifully appointed private dressing room, centred around a bespoke island and offering generous storage.

ENSUITE TO MAIN BEDROOM

11'1" x 5'10"

Featuring a three-piece suite and separate shower enclosure, finished to an exceptional standard to provide the utmost in comfort and convenience.

BEDROOM, ENSUITE & DRESSING ROOM FIRST FLOOR

21'5" x 16'0"

Ensuite 3.58m x 3.05m (11'9" x 11'8"). Dressing Room 3.48m x 3.05m (11'5" x 10'0")

An exceptionally spacious and beautifully appointed double bedroom suite, complemented by a dedicated dressing room and luxurious en-suite bathroom, thoughtfully finished to an exacting standard to provide the ultimate in comfort and convenience.

BEDROOM, ENSUITE & DRESSING ROOM FIRST FLOOR

21'5" x 17'11"

Ensuite 3.63m x 3.56m (11'11" x 11'9"). Dressing Room 3.68m x 3.48m (12'0" x 11'5")

An exceptionally spacious and beautifully appointed double bedroom suite, complemented by a dedicated dressing room and luxurious en-suite bathroom, thoughtfully finished to an exacting standard to provide the ultimate in comfort and convenience.

BEDROOM FIRST FLOOR

22'8" x 20'4"

A luxurious double bedroom, elegantly finished in a sophisticated neutral palette.







ENSUITE & SERVICES FIRST FLOOR
11'1" x 10'9"
Finished to an exceptional standard, offering the utmost in comfort and convenience.

BEDROOM FIRST FLOOR
22'8" x 17'5"
A luxurious double bedroom, elegantly finished in a sophisticated neutral palette.

BEDROOM FIRST FLOOR
17'5" x 15'1"
A luxurious double bedroom, elegantly finished in a sophisticated neutral palette.

SAUNA & PLANT ROOM
9'6" x 6'3"
Plant Room 3.68m x 2.18m (12'1" x 7'2")

The luxurious hot tub and traditional Finnish sauna create a private wellness retreat, offering a tranquil space to relax and unwind within the beautifully landscaped grounds.

OUTSIDE BAR AREA
21'5" x 15'1"
A fully equipped outdoor kitchen, complete with stylish bar and integrated television, creates an exceptional setting for al fresco dining and entertaining. A feature fire pit and breath taking landscaped gardens further enhance the outdoor experience, offering an enviable lifestyle surrounded by the tranquillity and beauty of the countryside.

EXTERNALLY
The property is approached via secure electric gates, providing shared access to the development before leading to the home’s private driveway, which offers parking for multiple vehicles, a low-maintenance front lawn and an integral double garage with convenient internal access.

The award-winning, beautifully landscaped gardens, commissioned by PWP Design of Otley, have been expertly designed to maximise privacy while creating a series of exceptional outdoor spaces that are as functional as they are beautiful. A standout feature is the innovative concealed koi pond, where a bespoke cover glides effortlessly away to reveal tranquil waters and vibrant koi below. This unique design seamlessly combines cutting-edge engineering with exceptional landscape design, creating a captivating and truly distinctive focal point.

SITUATION
South Stainley is a charming village in North Yorkshire, approximately 6 miles north of the popular spa town of Harrogate and 5 miles south of the historic cathedral city of Ripon. Conveniently positioned on the A61, the village provides excellent access to the surrounding towns, amenities and countryside, making it an ideal base for both rural living and commuting.

Within the village itself is The Inn South Stainley, a popular local pub, alongside the well-regarded St Wilfrid's Church, a Grade II listed building that adds to the character and heritage of this attractive rural setting. The area is particularly popular with families and professionals seeking the tranquillity of village life while remaining within convenient commuting distance of Harrogate, Ripon and the wider region.

DIRECTIONS
If you are coming from Harrogate turn right at the side of the south inn pub , continue down church lane go over the bridge the road then forks off – go to the left and through the gates at church farm continue round the road to the right and the property is in the top right of the development.

EPC RATE B

COUNCIL TAX BAND G

AGENT NOTES
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

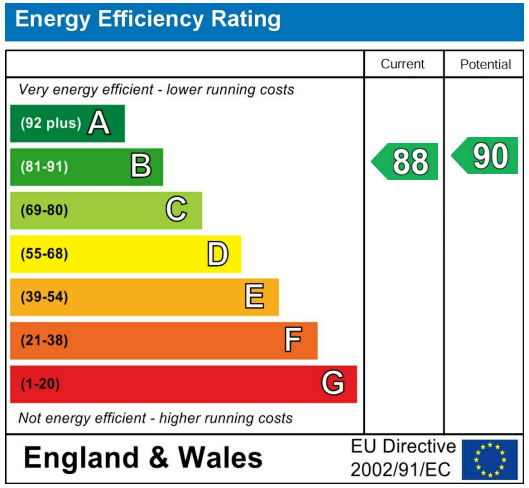
RENTAL PROCEDURE
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

VIEWING ARRANGEMENTS
Strictly by appointment with Whitaker Cadre.

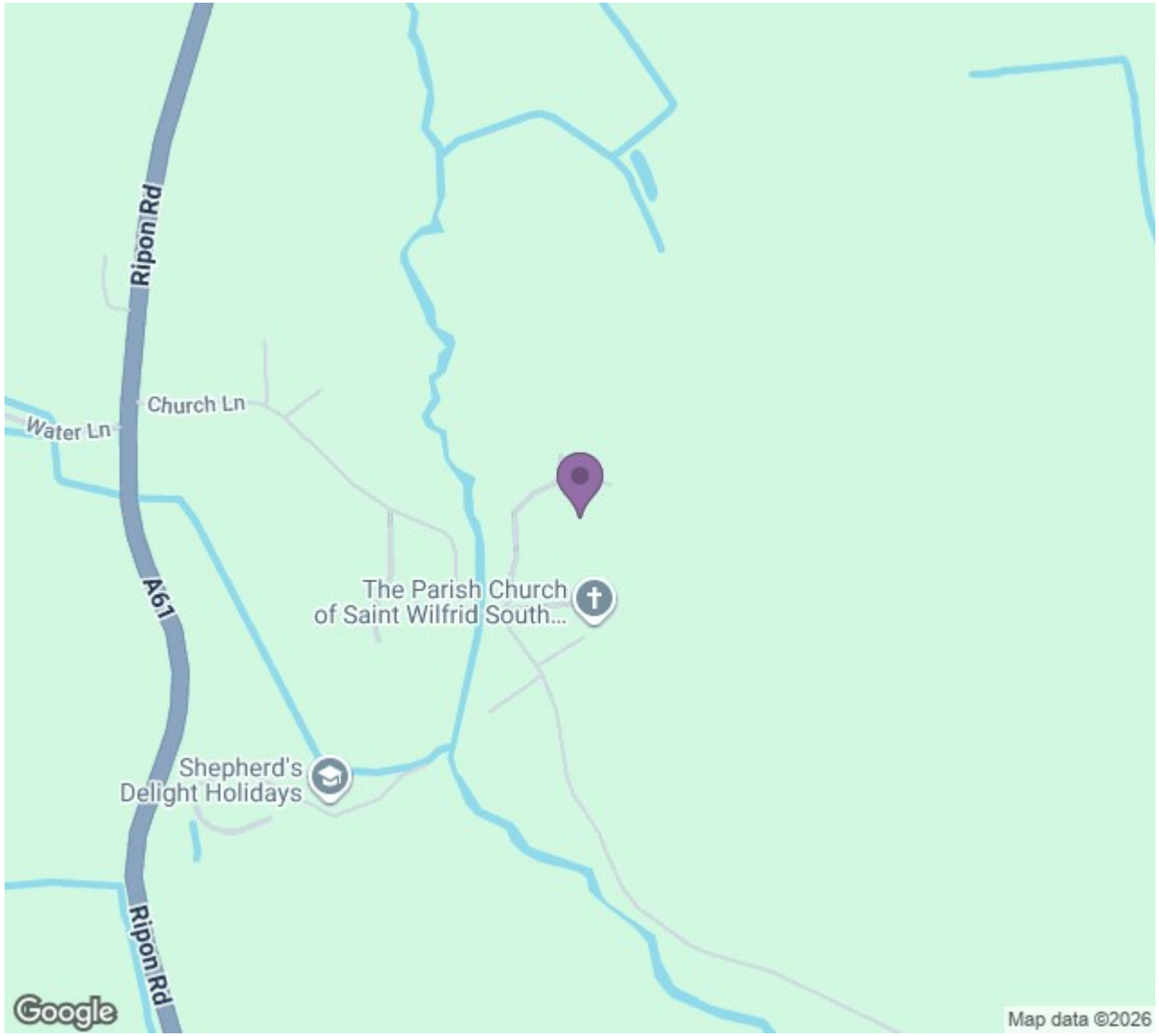








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www.whitakercadre.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements