

# SUNNYSIDE FARM

Bewerley, Harrogate, North Yorkshire HG3 5JF

Price Guide £875,000



- Renovated Semi Detached Four Bedroom Farmhouse
- Set in Just Over 19 Acres
- Ideal for Smallholding or Equestrian Use
  - Barn, Workshop, Eight Stables, Manège & Paddock Grazing
  - Rural Location with Lovely Views
  - Excellent Outriding

REF AR8125

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Bewerley 1.5 miles • Pateley Bridge 2 miles • Rippon 13 miles  
Harrogate 18 miles • Leeds 30 miles • York 33 miles

A spacious and renovated semi-detached four bedroom farmhouse set in just over 19 acres and ideal for equestrian/smallholding use with a good range of useful outbuildings, manège and paddock grazing, in a rural setting with lovely open views.

The property has been utilised as a comfortable family home, for the vendors, their dogs and horses, and is now offered for sale due to a relocation.

The property lies to the south of Pateley Bridge and has good accessibility to Harrogate and Ripon which have an abundance of amenities including schools, shops, restaurants etc. The business centres of Leeds and York, and the A1(M) within easy reach for commuters.

## THE RESIDENCE

A four bedroom semi-detached house benefitting from double-glazing and LPG central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Entrance Porch** has flagstone flooring which continues through into the **Open Plan Kitchen Dining Room** which has exposed ceiling beams, a range of fitted units with granite worktops, space for an American fridge freezer, double bowl sink with mixer tap, integrated dishwasher and space for range cooker (current dual fuel cooker may be available by separate negotiation).

There are stairs rising to the **First Floor** and a door leading out to a **Utility Room** with plumbing for two washing machines, space for tumble dryer, single drainer sink unit, flagstone flooring and space for further white goods. A further door leads to a **Cloakroom** with WC and wash hand basin and there is also a door leading through to an adjoining **Barn** which lends itself to conversion to further accommodation, subject to gaining the necessary consents.

Steps lead up to the rear section of the house, where there is a small **Landing Area** leading onto the **Main Bedroom** and an **Ensuite** with a shower, wash hand basin, WC, heated towel rail and storage cupboard.

A further door from the **Landing** leads to a **Sitting Room** with wooden flooring and double doors to the outside **Patio Area**.

To the **First Floor** off the **Landing** there are **Three Further Bedrooms**, one of which is currently utilised as a **Study**, and a **Family Bathroom** comprising a bath, corner shower cubicle, wash hand basin in vanity unit and WC.





## OUTSIDE, OUTBUILDINGS & LAND

A shared driveway from the road leads down to the property, where there is ample vehicle parking to the front of the house. Gardens to the front of the house are low maintenance with a patio and gravel.

**Formal Gardens** to the rear of the property are mainly laid to lawn with a **Pond**, **Vegetable Patch** and **Covered Pergola** for a hot tub. The rear boundary has a wide range of mature trees and shrubs, there is also a **Young Orchard**.

The **Outbuildings** adjoin the house and comprise the following, please refer to the floorplan for approximate sizes.

**Three Stables** with automatic drinkers, power and light.

**Two Further Stables**, one utilised as a **Tack Room**

**Three Further Stables**

**Workshop** with power and light, double doors to rear, personnel door.

**Ex-Piggery** with potential for a variety of uses.

At the bottom of the driveway is a **Manège** c. 40m x 20m with a sand and carpet surface, post and rail fencing and solar lighting.

Some of the land lies to the right-hand side of the driveway, with the remainder to the three sides of the house. It is gently sloping with some steeper sloping areas. Some of the gates have mud mats. A **Muck Heap** is set at the end of a stone track allowing tractor access for removal.

A **Stream** and **Beck** mark the front boundary of the property.

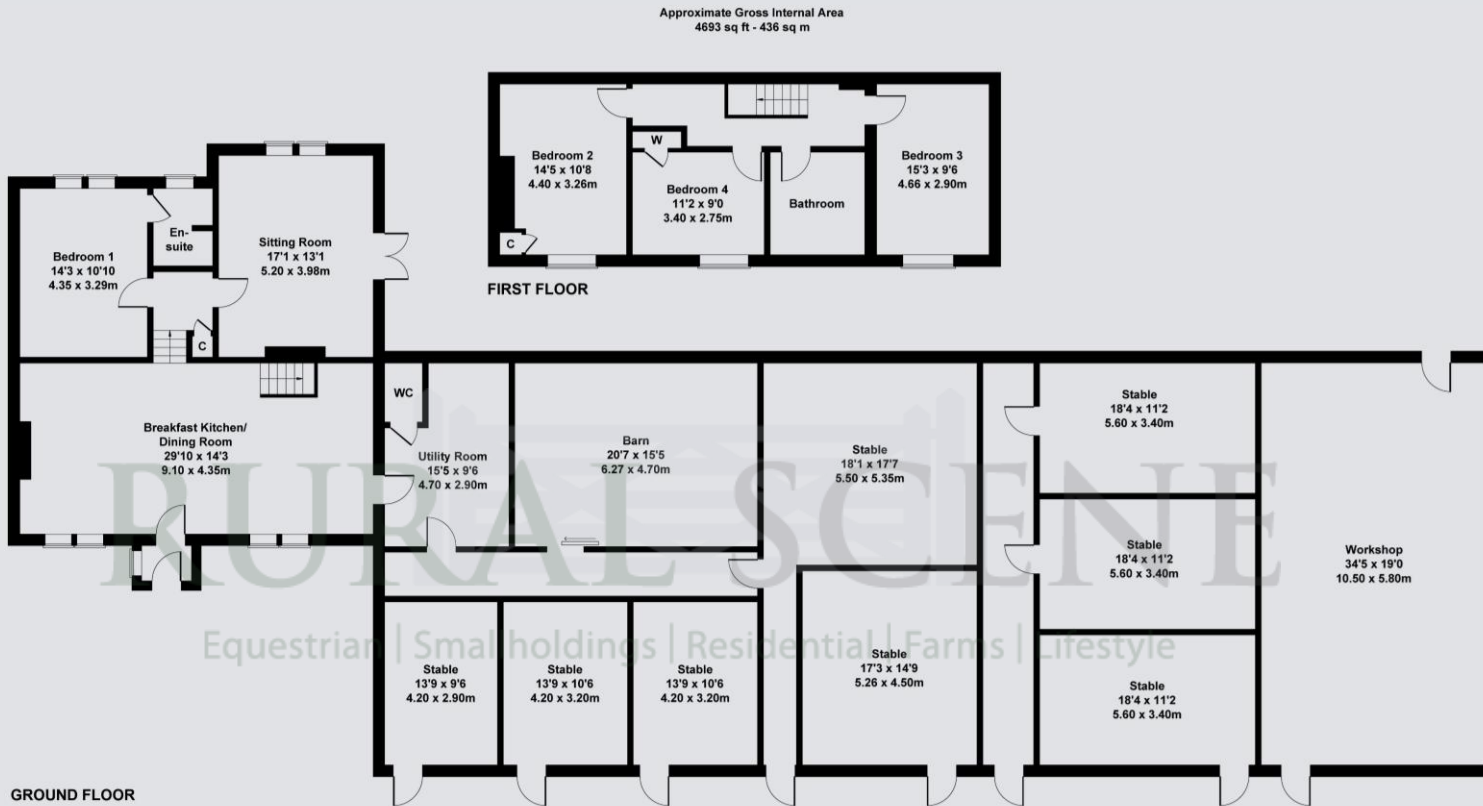
**JUST OVER 19 ACRES**  
**(About 7.7 Hectares)**

Agent's Note: There is a **Public Footpath** to the front of the property



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### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

NORTH YORKSHIRE COUNTY COUNCIL

### SERVICES

MAINS ELECTRICITY, MAINS & WELL WATER, PRIVATE DRAINAGE, LPG GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E  
COUNCIL TAX D

### DIRECTIONS

From the B6265 turn onto Peat Lane and continue until you see our For Sale board. Turn left down the track and the property will be found at the end.

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