



Calf Crag House, Thornthwaite, Harrogate, HG3 2QY

An exciting opportunity to purchase a stone-built four-bedroom farmhouse with adjoining large stone barn with planning consent for conversion and the scope to create a substantial family home. Accompanied by a large garden, outbuilding and paddock in the heart of the Nidderdale National Landscape, this property provides a buyer with a rare chance to put their own stamp on a traditional dales farmhouse. The property enjoys a secluded setting and panoramic views across the Nidderdale valley. For sale by Private Treaty

Guide Price: £650,000

LOCATION & SITUATION

Thornthwaite is a small rural village situated just 11 miles west of the spa town of Harrogate. The village itself benefits from a local primary school, and other nearby villages of Hampsthwaite, Darley and Summerbridge offer a range of day-to-day amenities. The property itself is also within commuting distance to Harrogate, Ripon, York and Leeds.

DESCRIPTION

Set within an attractive rural setting just outside the village of Thornthwaite, and surrounded by the beautiful Yorkshire countryside, this substantial stone-built property offers an exciting opportunity to create a truly individual home.

The property enjoys a peaceful position within the Nidderdale National Landscape, with approximately 1 acre of land comprising a mixture of gardens and paddock, together with a range of traditional stone outbuildings.

The main house is an extensive stone-built property, with a stone and blue slate roof and uPVC double glazed windows. Internally, the property offers generous floor space and a wealth of appealing features including an indoor swimming pool and well proportioned rooms providing an excellent foundation for those looking to create a characterful family home.

Adjoining the main house is a substantial stone-built barn, which has planning permission for conversion to form additional living accommodation for the main house, with works already undertaken to create a number of further rooms. Constructed in traditional stone, the barn benefits from a combination of uPVC double glazing and single glazed windows and shares the utilities of the main house. With its generous proportions and existing planning consent, the barn presents considerable potential to extend the main dwelling and create a substantial family property.

The grounds extend to approximately 1 acre and offer an attractive combination of established garden and paddock land. A traditional stone-built outbuilding, beneath a stone slate roof, provides useful additional storage and further complements the property's rural character.

Access to the property is via a track which runs over open moorland and affords the property privacy.

Whilst the house would benefit from renovation and modernisation, the scale, character and setting of the property provide an exciting opportunity for a purchaser to transform the accommodation into a bespoke and highly individual home. The adjoining barn, with planning permission already in place for conversion to additional living accommodation, further enhances the property's considerable potential.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

DIRECTIONS

From Harrogate proceed west on the A59 for approximately 7 miles before turning right onto Meagill Land and right again onto Greenhow Road. Continue to the Stone House pub and turn right towards Padside and continue for 1/3rd mile and the access to the property is on the right hand side marked by a for sale board.

SERVICES

The property benefits from mains electricity, water, oil fired central heating and private sewerage.

COUNCIL TAX

The farmhouse is within Band F.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

FIXTURES & FITTINGS

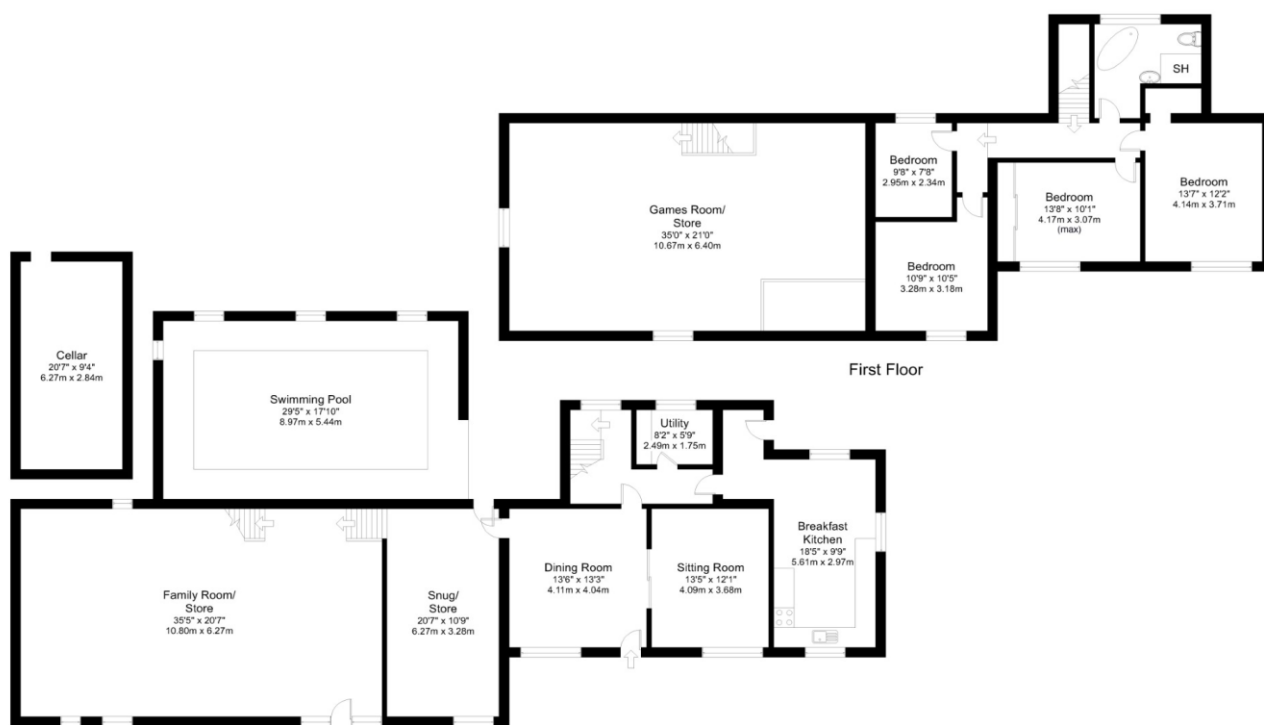
Only those items specifically stated in these particulars are included in the sale.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Gross internal floor area excluding Cellar and Swimming Pool (approx.): 302.3 sq m (3,255 sq ft)
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Hardcastle
Rural Surveyors

Calf Cragg House, Thornthwaite,
Harrogate, HG3 2QY

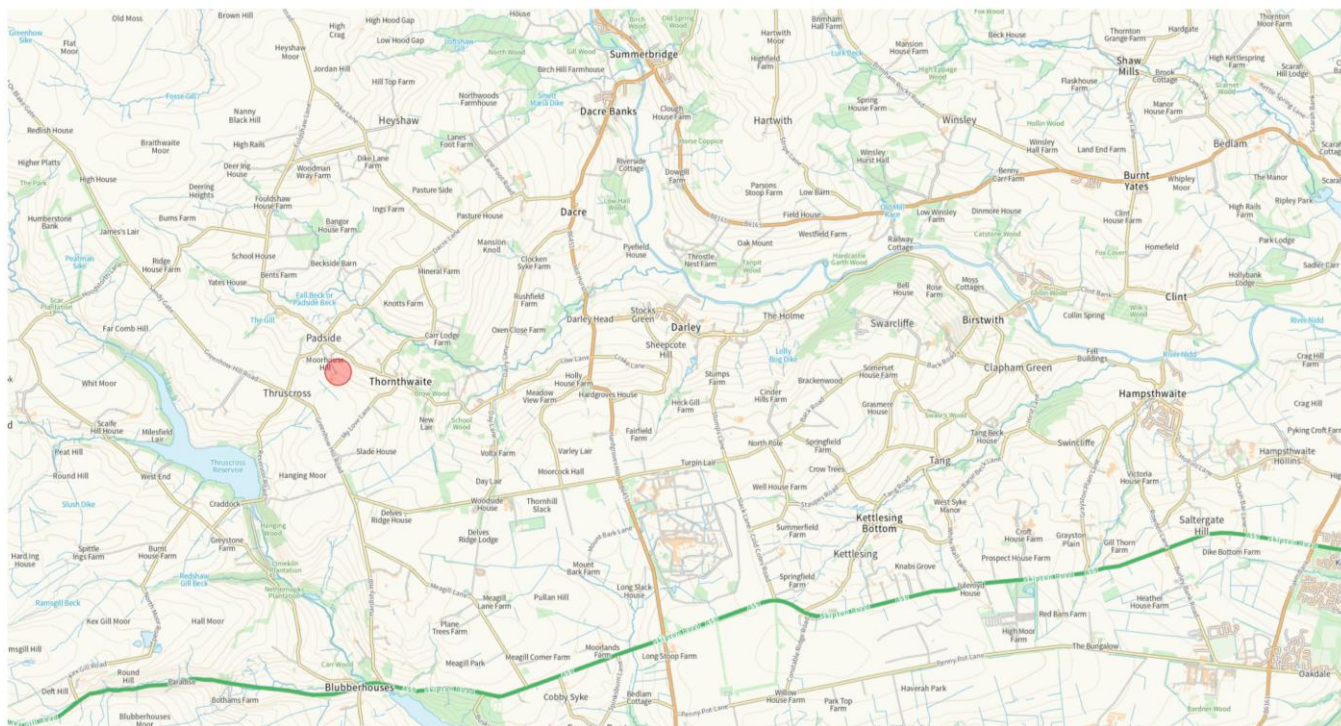


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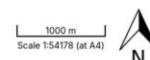
50 m
Scale 1:2500 (at A4)



Location Plan



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METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA Tel: 01609 780780 www.northyorks.gov.uk

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser.

Disclaimer. Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
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5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

Particulars Produced on 08/09/2026

VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

ACCESS

Access to the property is over a shared track which runs over common land. The track is not owned as part of the property but has been used and maintained by the current owner without issue.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.