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ESTABLISHED 1860

# LOW HARLAND COTTAGE
# FARNDALE

**An idyllically situated residential smallholding located on the edge of Farndale with outstanding views and in all 1.08 acres.**

An 18th century semi-detached property, fully refurbished and presented to a high standard throughout.
1,023 ft2 of accommodation in total.
Boot Room – Farmhouse Kitchen – Sitting Room – Utility Room – Laundry Room with Cloakroom
Two double bedrooms – House bathroom
Over an acre of grounds and land – Solar PV panels
Substantial general purpose agricultural building with stables – Further outbuildings

## OFFERS IN EXCESS OF £465,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

A comprehensively renovated semi-detached, residential smallholding, Low Harland Cottage occupies an elevated position with a wonderful outlook westward across open countryside, towards Bransdale in the distance. Set on the western side of Farndale, Low Harland Cottage is one of only three properties within what would have been a traditional farmstead.

The cottage has been updated and extended by the current owner, who has added a large boot room, refitted the kitchen and utility rooms with bespoke units, fitted new flooring and fully redecorated throughout. In all the accommodation amounts to just over 1,000 square feet and in brief comprises the following: boot room with underfloor heating, farmhouse kitchen with a range of bespoke quartz topped kitchen cabinetry, Aga and separate electric oven, utility room, laundry room with a separate cloakroom and a cosy front facing sitting room with multi fuel stove. Upstairs are two double bedrooms, both with fitted storage and the house bathroom. Windows are double glazed throughout ad there is oil fired central heating.

Outside is a well-stocked and pretty cottage garden. To the side is a substantial steel portal frame and Yorkshire boarded building arranged to provide three large loose boxes, parking and storage and a series of storage rooms or office space. The total plot is just over an acre, of this 0.8 acres is a securely fenced grass paddock with vegetable and soft fruit garden. A further Nissan hut and stone workshop garage offer further useful storage. In all Low Harland Cottage offers a wonderful lifestyle opportunity for any buyer looking to create more sustainable way of life.

Farndale is one of the most beautiful of the North York Moors dales, with stunning scenery in every direction and famous for their wild daffodil displays each spring. Low Harland is located on the western side of the dale, only a 5-minute drive from Low Mill, a small but vibrant hamlet with a village shop, some six miles to the north of Kirkbymoorside, and within reach of Whitby the North East Coast, the A64, York and Thirsk.

## ACCOMMODATION COMPRISES

ENTRANCE BOOT ROOM
2.80 m (9’2”) x 2.70 m (8’10”)
Stable door. Slate floor with underfloor heating. Windows to the front and side. Exposed stone wall to part. Recessed lights. Door through to the Kitchen.

FARMHOUSE KITCHEN
5.70 m (18’8”) x 3.80 m (12’6”)
A smart modern kitchen with quartz topped kitchen cabinets incorporating Belfast sink unit. Tiled splashbacks and both under cupboard and foot lights. Oil fired AGA. Integrated electric oven with a four-ring induction hob and extractor fan overhead. Integrated dishwasher. Tiled floor. Radiator. Exposed beam. Recessed lights. Casement window to the side. Stairs to the First Floor with an open under stairs storage area. Ample space for a dining table.

UTILITY ROOM
3.40 m (11’2”) 2.20 m (7’3”)
Quartz topped base and wall units. Tiled floor. Window. Extractor fan. Radiator.

LAUNDRY WITH CLOAKROOM
2.37 m (7’9”) x 2.20 m (7’3”)
Quartz topped units with Belfast sink. Low flush WC. Loft inspection hatch. Tiled floor. Window. Linen cupboard. Washing machine point.

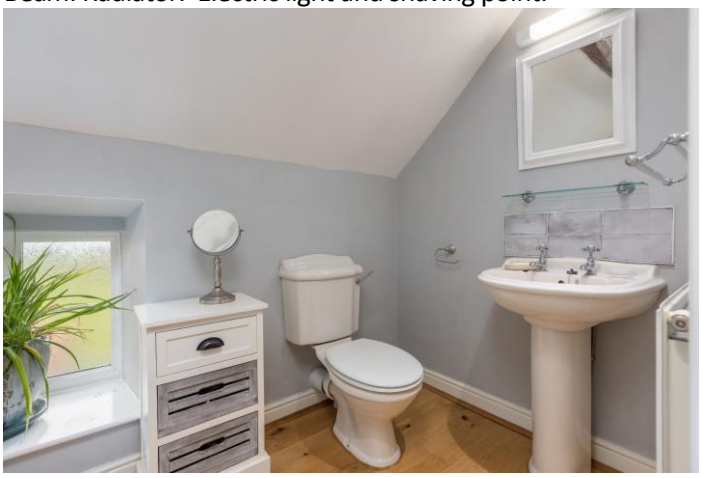
SITTING ROOM
3.90 m (12’10”) x 3.80 m (12’6”)
Oak floor. Multi fuel stove set into a stone fireplace with flagged hearth. Pair of windows to the front. Radiator set behind a fretted radiator cover. Television point. Wall lights.

**FIRST FLOOR**

BEDROOM ONE
3.80 m (12’6”) x 3.72 m (12’2”)
A dual aspect room with casement windows to the front and rear. Pair of beams. Radiator. Range of fitted wardrobes

BEDROOM TWO
3.85 m (12’8”) x 3.80 m (12’6”)
Casement window to the side. Hanging rail. Airing cupboard housing hot water cylinder.

BATHROOM
2.90 m (9’6”) x 1.50 m (4’11”)
White suite comprising bath with Triton shower overhead and a tiled surround. Low flush WC. Pedestal wash hand basin. Laminate floor. Window to the front. Extractor fan. Beam. Radiator. Electric light and shaving point.

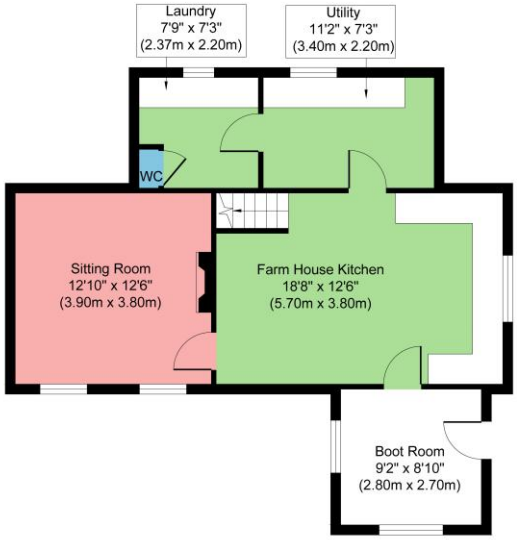


**OUTSIDE**

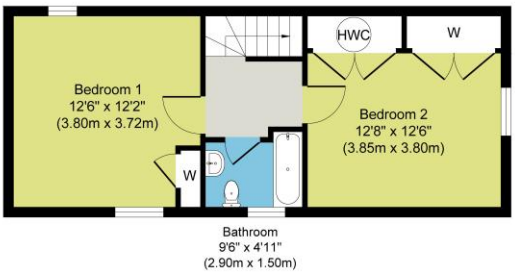
Low Harland Cottage is approach up a long driveway off Daleside Road, shared with just two other properties and sits within large grounds of just over an acre in total.

Surrounding the property to two sides is a pretty, well stocked cottage style garden, offering a pleasant spot to sit out and take in the lovely view westwards. To the eat of the cottage there are various buildings which include a traditional stone and pantile building which houses the water treatment plant for the water supply and a useful Nissen hut. Substantial concrete block work and corrugated iron general purpose building (55’ x 45’) provides ample storage, parking and three loose boxes and tack room/feed store. There is water and power to the building and 12 solar PV panels to the roof, which contribute to the electric at the property.

Beyond the buildings there is a grass paddock of 0.8 acres, securely stock fenced to all sides and includes a productive vegetable and soft fruit garden, and hen run.




**Ground Floor**
**Approximate Floor Area**
**626 sq. ft**
**(58.20 sq. m)**




**First Floor**
**Approximate Floor Area**
**397 sq. ft**
**(36.86 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**GENERAL INFORMATION**

| | |
|---|---|
| Services: | Mains electricity. Private septic tank drainage. Private water supply. Central heating is oil-fired. |
| Tenure: | We understand that the property is Freehold, with vacant possession upon completion. |
| Council Tax: | C |
| Post Code: | YO62 7JX |
| EPC: | Current D/65 Potential A/112 |
| Viewing: | Strictly by appointment with the Agent's Pickering office. |
| Please Note: | A footpath crosses over the driveway of the property and into the land at the front, not belonging to Low Harland Cottage. |
| Access: | Access is via a shared track. The first portion of which is owned by Farndale Estates. The remainder of the tracks' maintenance is shared by the three properties. **Please note that the track is unmade and any low-slung vehicles will need to take especial care.** |

Details prepared June 2025

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.* **MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage

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