



COLDSTONE FOLD FARM

**£595,000**



**ANDREW HILL**

# Coldstone Fold Farm

Fold Barn, Coldstone Fold Farm, Beverley, Harrogate, North Yorkshire, HG3 5BJ

An exciting opportunity to acquire a handsome stone built detached barn conversion revealing exceptionally well maintained and tastefully appointed accommodation of character occupying a truly idyllic rural setting with spectacular views in an area of outstanding natural beauty.

The flexible accommodation briefly comprises: Sitting room, separate dining room, fitted kitchen with integrated appliances, utility, cloakroom/W.C., downstairs guest bedroom/study with en suite shower room, first floor master bedroom with walk in dressing room, bedroom 3 and house bathroom.

Detached double garage with parking in front. Lawned gardens around the house. Adjoining paddock of about 3 acres plus further land making approx. 12 acres in total.

Fold Barn occupies a truly tranquil and completely rural setting with uninterrupted views over the surrounding countryside, with only two immediate neighbours, tucked away down a private track amidst undulating fields and woodland.

Directions - Leaving Pateley Bridge on the B6265 after approx 2.5 miles at the sign for 'Greenhow' turn right into the layby and follow the track to the first gate on the right (sign) 'Coldstones Fold Farm'. Follow this track where the property can be found on the right after approx 0.5 miles.

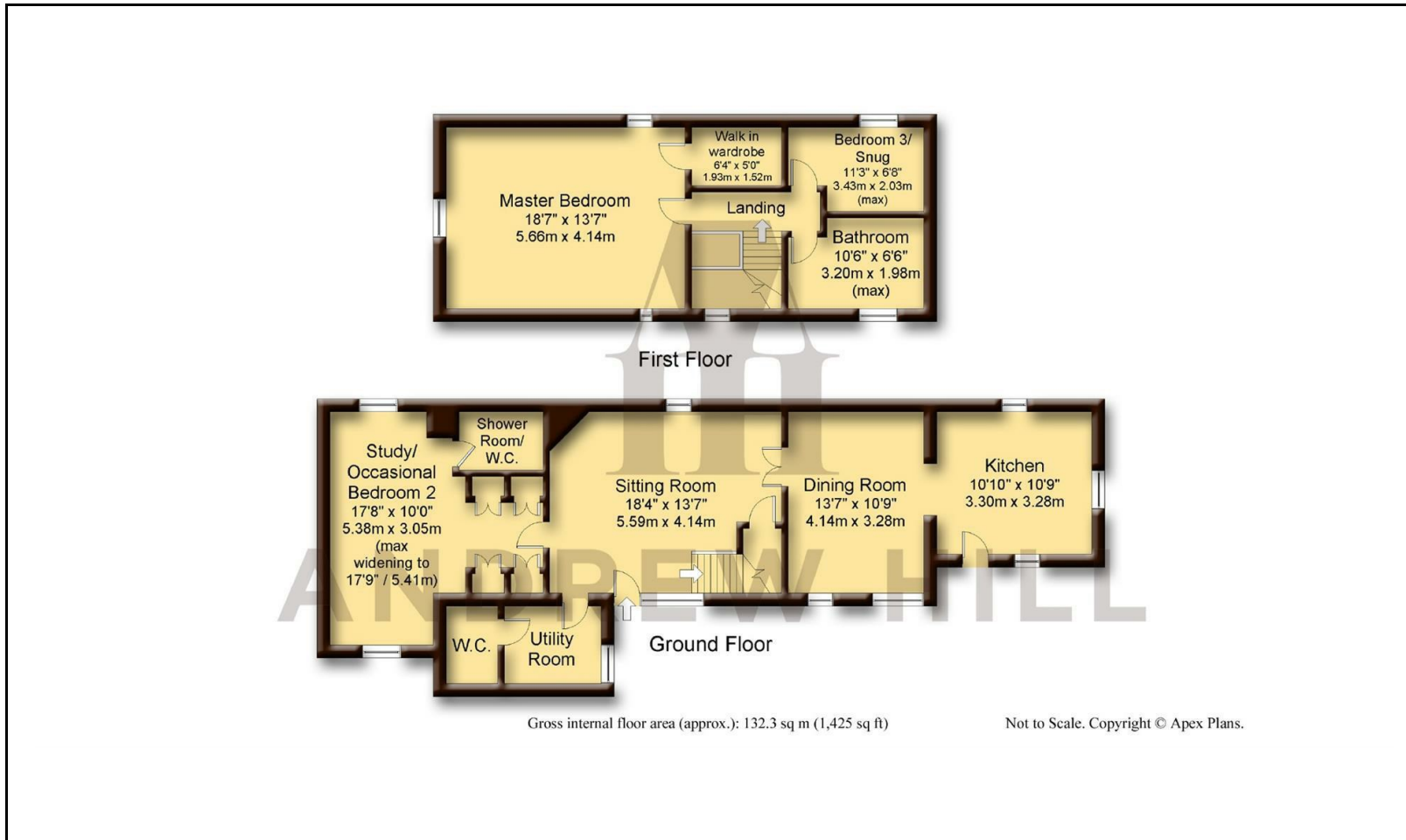




- Detached Barn Conversion
- Fitted Kitchen
- 12 Acres in Total
- Detached Double garage

- 3 Bedrooms & 2 Bathrooms
- Versatile Living Space
- Spectacular Rural Views

- 2 Reception Rooms
- Beautifully Presented
- Courtyard Setting



#### Services

Mains electric and water.  
 Drainage to septic tank.  
 Oil central heating.  
 Sealed unit double glazing.  
 Council tax band G.  
 EPC rating D.  
 Approx. 1425 sq ft.

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