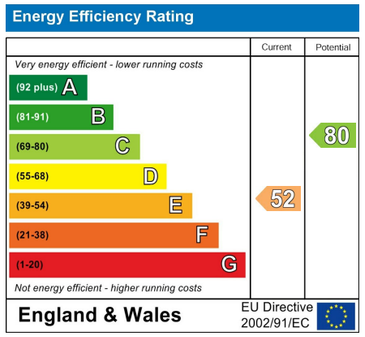
Floor Plan



TOTAL FLOOR AREA : 4371 sq.ft. (406.0 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed along the A 59 and at Menwith Hill turn right towards Darley. Proceed down into the village of Darley and more cock lane is returning to the left just above the cricket club and Wellington Public house. Proceed along Moorcock Lane where the property is easily found on the right hand side clearly marked by a Hopkinson for sale board

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,500,000

Holly House Farm Moorcock Lane, Darley, Harrogate, HG3 2QL

9 Bedroom House - Detached

DEVELOPMENT OPPORTUNITY
A rare development opportunity to acquire a traditional stone Dales farmhouse, three income generating cottages plus a range of useful outbuildings suitable for many purposes and a large stone barn(c 2500 sq ft)with planning permission for residential development with stunning views set in just under 3 acres located on the fringe of this ever popular Nidderdale village.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Rarely do opportunities like the sale of Holly House Farm come to the market.

This opportunity represents a the perfect one for those looking for multigenerational living each offering separate private living accommodation and entertaining space with breathtaking views. Darley is a popular lower Nidderdale village that offers a primary school, bus route, cricket club, village shop/post office and a popular public house with excellent food which is only a short walk away. Harrogate is a 15 minute drive away whether there are a good range of shops, bars, restaurants and schooling opportunities.

Closer to the village there is a medical practice at Dacre were there is also a village shop and public house. A short drive away there are a pleasant walk which can be enjoyed around Swinsty and Fewston Reservoir.

Holly House Farm offers a traditional farmhouse that requires updating and modernisation. It briefly comprises an entrance porch, hallway, sitting room, lounge and dining kitchen. There is a rear porch and toilet. At first floor, there are three double bedrooms and a house bathroom.

Additionally there is a useful storage loft with pitched roof that could create additional living space. Currently, there are three 2 bedroom Cottages that are nicely tucked away from the main family house creating privacy for both guests and the owner of Holly House Farm.

Planning permission has been granted to change the three Cottages into one dwelling. The cottages offer double glazed windows, electric heating and will be sold with the furniture that creates a valuable income from Airbnb. The three cottages known as Curlew, Kestrel and Wren have their own garden space with sitting areas with views that are far reaching over Nidderdale countryside.

Holly House Farm features a good range of utility buildings that were previously used for car servicing and manufacture. The sizeable space includes ; A reception area 19'9 x 12'3. A wooden garage 33'9 x 17'3, and an office 17'3 x 12' 3. There is a former spray paint/store 24'0 x 12'6 plus an inner workshop 32' x 12 and a further workshop 50' x 24'. Finally there is an impressive garage/workshop store 75' x 25'.

If this area were to be knocked down, it would create a large garden/courtyard space for a barn that has planning permission already approved. The Barn offers stunning views up towards Thornthwaite with a south to west orientation. The Barn over two floors measures c2500 ft.^{2} of additional living space in a stone dwelling that compliments the overall development opportunity of this exciting scheme.

Further details can be found on line at NYCC Planning approved 10/05/25. Planning Application: ZC25/00991/FUL Proposed demolition of workshop and associated building and erection of 1 no. dwelling, conversion and extension of existing barn to form 1 no. dwelling, change of use of holiday accommodation to form 1 no. dwelling; extensions and alterations to the exist

















