



Quarry Lane, Pateley Bridge

Harrogate

Guide Price £1,350,000



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Quarry Lane

Pateley Bridge, Harrogate

Sparrowhawk Farm is a truly exceptional detached farmhouse, rich in charm, character and history, having been in the same family for over 70 years. Occupying a commanding and wonderfully secluded elevated position, the property sits within approximately 10 acres of grounds and formal landscaped gardens, featuring a breath-taking kitchen garden with entertaining areas, wildflower meadows and post-and-rail fenced paddocks, all enjoying breath-taking panoramic views across the Upper Nidderdale Valley.

Council Tax band: G

Tenure: Freehold

- EXCEPTIONAL DETACHED FARMHOUSE
- APPROX. 10 ACRES OF PRIVATE GROUNDS
- COMMANDING ELEVATED & SECLUDED POSITION
- BREATHTAKING PANORAMIC NIDDERDALE VIEWS
- AWARD-WINNING LANDSCAPED GARDENS
- IMPRESSIVE 34'7" PRINCIPAL BEDROOM SUITE
- RICH IN PERIOD CHARM & CHARACTER
- SAME FAMILY OWNERSHIP FOR OVER 70 YEARS



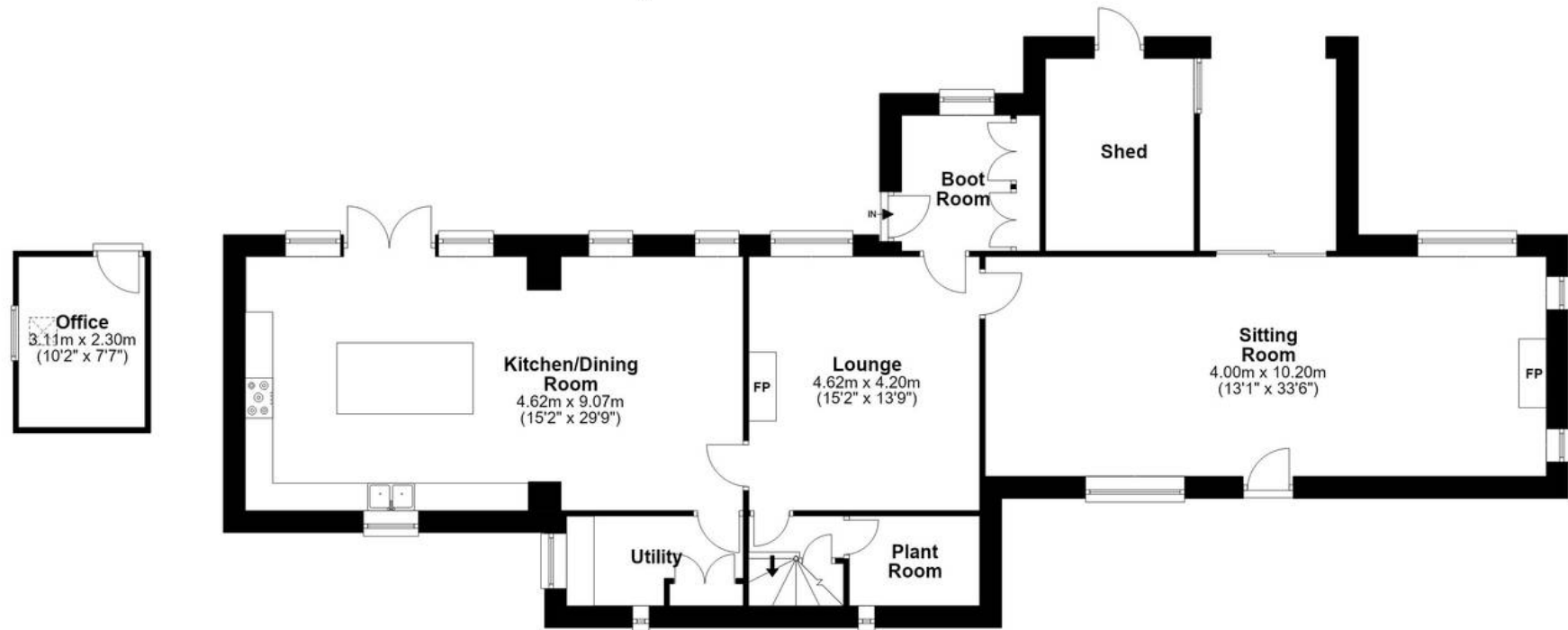
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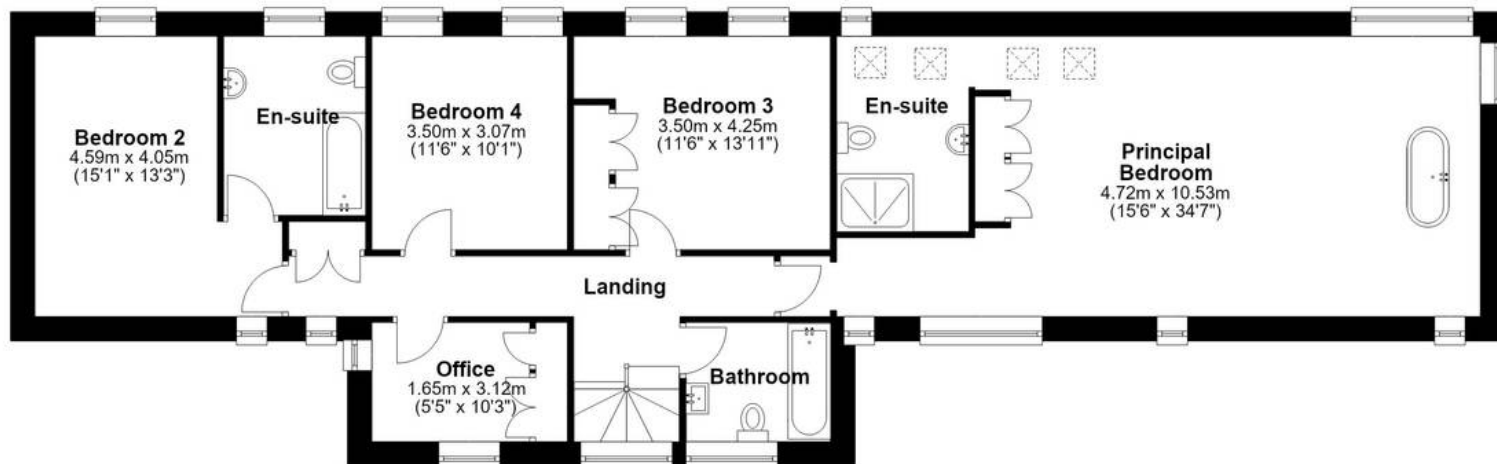
Ground Floor

Approx. 148.8 sq. metres (1601.3 sq. feet)



First Floor

Approx. 124.1 sq. metres (1335.5 sq. feet)



Total area: approx. 272.8 sq. metres (2936.8 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.





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