



LANES FOOT FARM

Set within approximately 26 acres of private gardens and woodland, Lanes Foot Farm is a characterful Georgian farmhouse where original features and beautifully considered interiors come together to create an exceptional family home. Exposed beams, stonework and striking fireplaces remain woven throughout, complemented by a recently redesigned kitchen, beautifully finished bathrooms and a wonderfully flexible collection of living spaces.

A COUNTRY HOME FOR FAMILY LIFE

Approached along a private driveway through open countryside, the home gradually comes into view beyond mature trees. Its handsome stone frontage and traditional tiled roof immediately establish its country character, with a generous gravelled area providing plenty of space on arrival. The main entrance opens directly into the boot room, an appropriately informal welcome to a home designed around country life.

Formal gardens surround the home before extending into established woodland and newer planting, creating a remarkable sense of peace and privacy. Dacre, Darley and Summerbridge are close by, with Harrogate around 15 to 20 minutes away.





SPACES TO GATHER

The boot room introduces the country character found throughout, with a beautiful exposed stone wall complemented by bespoke fitted furniture. The adjoining utility room incorporates fitted cabinetry, laundry space and a downstairs WC.

The entertaining room is the first of several generous reception spaces. Wooden flooring and neutral walls provide an understated backdrop, with open shelving and garden access creating an easy setting for drinks with friends, family gatherings or celebrations that spill outside.



Adjoining the entertaining room, the principal sitting room is rich in character. A substantial stone fireplace with a log burning stove forms an impressive focal point, while a heavy exposed timber beam and extensive painted wall panelling give the room real presence. Bespoke fitted cabinetry incorporates television space and bookshelves, while the room is tastefully decorated (Farrow & Ball). The sitting room also provides access to and beautiful views over the parterre gardens.

Positioned just off the sitting room, the study provides a dedicated place for home working. Farrow & Ball green walls sit beautifully alongside bespoke cabinetry and exposed stonework, while the sloping ceiling gives this quieter room a character all of its own.





The cinema room offers another place to retreat, with rich red walls creating an inviting setting for film nights and relaxed evenings at home. Door access leads directly out to the garden, while a separate staircase rises to an en-suite double bedroom above.

This part of Lanes Foot Farm offers a particularly useful degree of independence. With the bedroom positioned away from the main first-floor accommodation and benefiting from its own outside access, the arrangement could work beautifully for guests, older children or extended family. Together, the cinema room and bedroom also offer potential for more independent annexe accommodation, subject to any necessary consents.



THE HEART OF EVERY DAY

The recently redesigned kitchen is undoubtedly at the heart of Lanes Foot Farm. Handcrafted Shaker-style cabinetry is paired with striking blue-grey granite worktops, with the same richly patterned stone continuing up the walls as a full-height splashback. A substantial central island, also topped in granite, incorporates generous breakfast bar seating and creates a natural place for everyone to come together.

NEFF appliances are integrated throughout, alongside a Quooker hot water tap and beautifully illuminated glazed display cabinetry. Underfloor heating brings warmth beneath the tiled floor, while exposed ceiling beams and a restored Victorian open fireplace ensure the room retains a strong connection to the character of the farmhouse.



“The kitchen is definitely where we spend most of our time. Everyone can be doing their own thing but we’re still all together. When friends come over, everyone seems to end up around the island.”



A door opens directly onto the gardens, making the space equally suited to busy mornings, relaxed family dinners and evenings spent entertaining. Its generous proportions allow cooking, conversation and everyday family life to happen comfortably alongside one another.

The triple-aspect family room provides a wonderfully flexible space, with windows looking across the front, side and rear gardens. A log burning stove set upon a stone hearth creates a warm focal point, while the generous proportions allow room for both relaxed seating and dedicated study or workspace. The changing outlook keeps the room connected to the gardens throughout the seasons.



A PEACEFUL RETREAT

The principal bedroom occupies a private position at the end of the first-floor landing, with generous proportions creating plenty of space for both sleeping and relaxing. Exposed timber beams cross the ceiling, while windows look out towards the gardens. Most distinctive is the sweeping low-level window set within a deep curved stone surround, an unusual architectural detail that hints at the building's earlier history and gives the room a character all of its own.

Its recently redesigned and extended en-suite has an elegant, traditional feel. Soft grey stone-effect tiling extends across the walls and floor, providing a gentle backdrop to the crisp white sanitaryware. A freestanding roll-top bath sits beyond twin pedestal basins, complemented by an extra-large walk-in shower and ornate mirrors. An exposed timber beam overhead completes a room that feels entirely in keeping with the character of the farmhouse.



“My bedroom feels completely tucked away from everything. I love opening the curtains in the morning and seeing nothing but the gardens outside.”



Three further double bedrooms are arranged across the main first floor, each offering the generous proportions expected of a country home and views across the surrounding gardens. Deep-set windows bring character to the rooms, while their scale allows plenty of space beyond the bed itself.

The bedrooms are served by two beautifully finished bathrooms. One combines soft neutral tones and stone-effect tiling with a traditional-style basin and bath, while an exposed timber beam continues the character found elsewhere. The second has been completely redesigned with a more contemporary feel, combining understated neutral tiling with muted blue-green accents and a generous curved shower enclosure.

Together with the separate en-suite bedroom above the cinema room, Lanes Foot Farm provides five double bedrooms and four bathrooms in total, including two en-suites.





GROUNDS TO EXPLORE

Outside, the approximately 26 acres are every bit as important to life at Lanes Foot Farm as the home itself. Immediately behind the farmhouse, the south-facing garden has a wonderfully established feel, with gravelled terraces wrapping around clipped box hedging, structured borders and mature planting. Climbing plants soften the stone elevations, while several seating areas create different places for morning coffee, long lunches or evenings spent outside.

A charming timber-framed greenhouse sits amongst the planting, its pitched glazed roof adding another traditional detail to the garden. Nearby, fruit trees within the framed kitchen garden bring a productive side to the grounds, alongside a dedicated hen and pheasant enclosure.

Beyond these more intimate spaces, the grounds begin to open out before giving way to extensive established woodland. Areas of newer planting bring further variety, while deer, an abundance of birdlife and other native wildlife are regularly seen throughout the grounds.

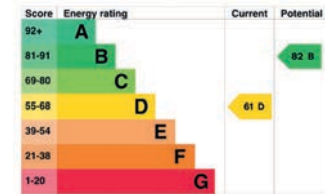


SPACE BEYOND THE HOME

Perhaps one of the greatest pleasures is simply being able to put on a pair of boots and set off for a walk without leaving home. Private paths wind through the woodland, while longer walks can continue towards Dacre Banks, Darley and the Nidderdale Way.

A substantial detached outbuilding brings another dimension to Lanes Foot Farm. Extensive garaging provides room for several vehicles, complemented by a separate workshop and generous storage, with power, water and lighting already in place. For buyers looking for space to pursue hobbies, work from home, create a gym, home stables or simply keep the practical side of country life organised, its possibilities are considerable.





- South facing wraparound gardens
- Mature gardens and private woodland
- Extensive garaging, workshop and storage
- Peaceful countryside setting, around 15 minutes from Harrogate
- Private drainage & water; Oil heating and mains electricity

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