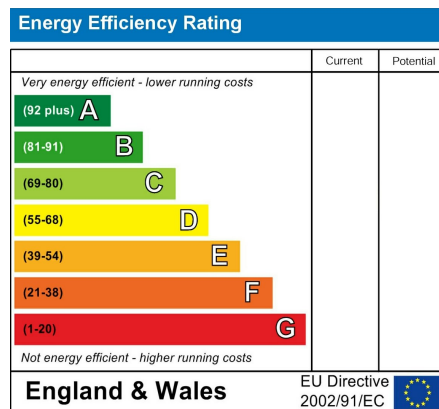




Energy Performance Certificate



Directions

Proceed along the A59 Skipton Road and turn right onto Whitehall Lane. Take the first turning right onto Barse Beck Lane and the property is the first on the right.

Council Tax Band 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.



# Asking Price £1,500,000

West Syke Manor, Barse Beck Lane, Felliscliffe, Harrogate, HG3 2LA      6 Bedroom House - Detached

**An outstanding opportunity to acquire a period individual detached country home requiring some refurbishment and updating, set in a convenient rural location with a range of outbuildings and bordering fields. No chain involved.**



# HOPKINSONS

ESTATE AGENTS

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

## Description

This charming character grade II listed property stands in c10 acres of ground that include formal private gardens and paddocks ideal for those with ponies or horses. The layout works well for those with family or extended family with bedroom accommodation at both ground and first floor. The main feature of the property is its 35 foot long living family kitchen which is the heart of the house. It incorporates high-quality Miele appliances and an electric full range Aga. A utility room offers a guest toilet and above there is most useful independent bedroom (6) area with an ensuite shower room.

The centre of the house offers a beautiful period drawing room with a feature stone fireplace with a bar area. There are double doors that open up into conservatory which overlooks the rear of the property. The main hallway links into a delightful lounge with a feature fireplace with log burning stove.

This leads into the former kitchen currently a store with an external exit to the gardens. From the main hall there is a guest cloakroom and steps that lead down to 2 further double bedrooms and two store rooms.

At first floor there is a spacious Master bedroom suite with fitted wardrobes and a very spacious luxury bathroom with both a bath and walk-in double shower. There are two further double bedrooms and a house shower room.

Approached from an electric gate there is a sweeping driveway that provides access to ample parking areas and two garages on the bottom part of the driveway. To the rear of the property there is a stone barn which has been utilised for storage and could subject to the necessary consent create a useful annex for a multigenerational family.

There is a further storeroom and an area for stables. The land which links to the rear of the property of spacious fields ideal for those with equine interests.

The charming home has many pleasant sitting areas and is located in a beautiful part of Nidderdale and enjoys both peace and tranquillity. Harrogate is an approximate 10 minute driveway whether there are a good range of scooting options shops bars and restaurants.

The property warrants an internal inspection and viewing is by prior appointment only.

