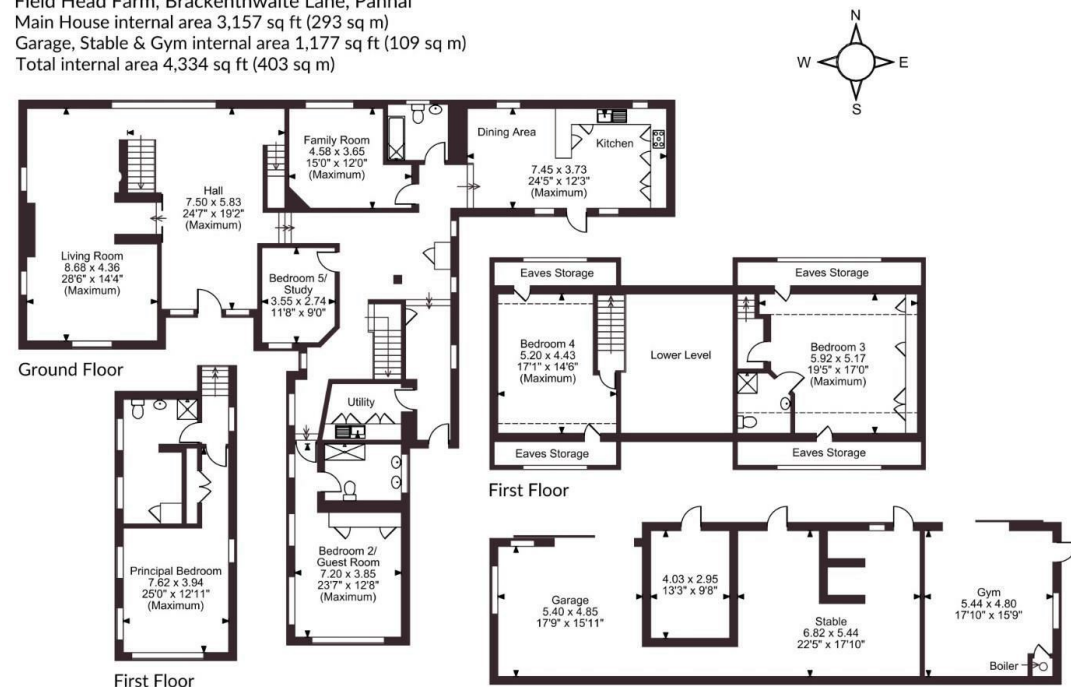


Floor Plan

Field Head Farm, Brackenthwaite Lane, Pannal  
 Main House internal area 3,157 sq ft (293 sq m)  
 Garage, Stable & Gym internal area 1,177 sq ft (109 sq m)  
 Total internal area 4,334 sq ft (403 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

Directions

Council Tax Band G 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.



Price Guide £2,495,000

Fieldhead Farm, Brackenthwaite Lane, Pannal, Harrogate, North Yorkshire, HG3 1PL

4 Bedroom House - Detached

**Fieldhead Farm occupies a private position on Brackenthwaite Lane, one of Harrogate's most desirable semi-rural addresses. Set within approximately 2 acres of mature, south-facing grounds, it combines the warmth and character of an established country home with exceptional vistas of Almscliffe Crag and a rare further advantage: planning permission granted for a carefully considered future scheme.**



**HOPKINSONS**  
 ESTATE AGENTS

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

## Description

An exceptional private country home with picturesque views over Almscliffe Crag, offering a paddock and outbuildings with planning permission to extend the existing house and create a bespoke two bedroom dwelling.

Field Head Farm is a charming stone-built period home offering beautifully presented accommodation that has been sensitively updated while retaining a wealth of character, including exposed timber beams, vaulted ceilings and impressive stone fireplaces. The welcoming reception hall creates a striking first impression with its vaulted ceiling, oak beams and oak flooring. Beyond lies the generous sitting room, centred around a substantial Stovax fireplace with wood-burning stove. At the heart of the home is the superb open-plan kitchen and dining room, crowned by a magnificent timber-framed vaulted ceiling and fitted with bespoke cabinetry, granite work surfaces, a central island, integrated appliances and an Aga. With ample space for family dining and direct access to the patio via a stable door, it is ideally suited to modern living and entertaining. Additional ground-floor accommodation includes a cosy family room with open fireplace, a ground-floor bedroom with en suite shower room, a study or fifth bedroom, a family bathroom and a utility room.

The first floor is arranged across two wings, accessed via separate staircases, providing flexibility and privacy. The principal bedroom enjoys a vaulted ceiling, built-in wardrobes and an en suite bathroom, while two further bedrooms, one with en-suite bathroom, each benefit from private staircases..

The property is approached through electric sliding gates, opening onto a generous driveway with ample parking. Outbuildings include a garage, home gym and stable block, with consent granted for conversion to a two-bedroom bungalow (Planning ref: HGT22/04775/FUL (Field Head Cottage -bungalow), HGT21/04678/FUL (House extension). The gardens are laid mainly to level lawns, complemented by mature trees and established planting. To the rear, a sheltered walled courtyard provides an ideal setting for outdoor dining, while a paddock suitable for equestrian use completes the grounds, which enjoy far-reaching views towards Almscliffe Crag and the surrounding North Yorkshire countryside. Location.

Pannal offers a village shop, post office, primary school, church, public houses and a railway station, while nearby Harrogate provides an extensive range of shopping, leisure and cultural facilities. The market towns of Knaresborough and Wetherby are also accessible, with Leeds offering a comprehensive range of commercial, retail and entertainment opportunities. The area is well served by highly regarded schools, including Harrogate Grammar School and St Aidan's Church of England High School, together with a number of excellent independents such as Ashville College and Brackenfield School, with Queen Ethelburga's College and The Grammar School at Leeds also within reach. Communications are excellent, with Pannal railway station providing regular services to Harrogate, Leeds and York, while the A61 and A658 offer convenient road connections and the A1(M) links to the wider motorway network. Leeds Bradford Airport is also easily accessible for domestic and international travel.



**Fieldhead Cottage — Ready Today. Expandable Tomorrow.**  
Planning consent for a two-bedroom stone bungalow offering private single-level country living, with a permitted development option to increase the existing accommodation by up to 50%.



**Fieldhead Farm — A Consented Family Home with Panoramic Almscliffe Crag Views.**  
A compelling balance of traditional stone character and modern family living, with consented plans for a two-storey extension, garden room and expanded accommodation of up to 5-6 bedrooms.