



HIGH FARSIDE COTTAGE

GREENHOW HILL

PATELEY BRIDGE

HARROGATE, HG3 5JL

A STONE BUILT DALES HOUSE LOCATED IN THIS AREA OF OUTSTANDING NATURAL BEAUTY WITH WIDE RANGING VIEWS AND STANDING IN ITS OWN LAND EXTENDING TO APPROXIMATELY 8.05 ACRES (3.257 HA). AN ADDITIONAL 13 ACRES (5.26HA) IS AVAILABLE BY SEPARATE NEGOTIATION.

PRICE GUIDE: £645,000

FOR SALE BY PRIVATE TREATY



LOCATION

High Farside Cottage is located in an area of outstanding natural beauty (Nidderdale AONB) and stands in an elevated position with far reaching views to all sides. Greenhow itself, benefits from a village pub and Pateley Bridge (4 miles) offers a range of shopping facilities, post office, restaurants and pubs. The cosmopolitan town of Harrogate is approximately 17 miles away, with its wide range of designer shops, bars, restaurants, cinema and theatre. The property is also within easy reach of Skipton Ilkley and Otley and is within commuting distance of Leeds and Bradford.

ACCOMMODATION

Entrance Porch

Having Yorkshire stone flagged floor and two double-glazed windows.

Dining Hall 14'10 x 12' (4.52m x 3.66m)

Having a feature stone fireplace with enamelled wood burning stove, beamed ceiling, stone tiled floor, designer radiator, double-glazed window to the front. Lobby area with radiator and staircase to first floor.



Sitting Room 15'2 x 12' (4.62m x 3.66m)

Having attractive stone fireplace with enamelled wood burning stove, sold oak floor, exposed beam, double-glazed window with lovely views, radiator, TV aerial point, inset ceiling lights with remote control dimmer switch and designer radiator.



DESCRIPTION

A stone built detached cottage, standing in land extending to approximately 8.05 acres (3.257ha) and benefitting from oil fired central heating from an oil fired central heating boiler and Aga, and double-glazed windows. The cottage has been sympathetically modernised and extended to provide a delightful family home of charm and character, including stone tiled and Pitched Pine floors, pine internal doors and exposed beams. (There is further land available of approximately 13 acres (5.26ha) by separate negotiation).

Study/Bedroom 12' x 7' (3.66m x 2.13m)

Double-glazed window to the rear, designer radiator, beam and boarded ceiling and three wall light points. A door will be installed from this room into the new side extension which is currently under construction.

Garden Room 20'2 x 10' (6.15m x 3.05m)

Beam and lofted ceiling, oak floor and wood burning stove. Three double-glazed windows and double-glazed door to the side opening onto a block paved patio area, velux roof window, far reaching views over the surrounding countryside.

Cloakroom 7'5 x 7' (2.26m x 2.13m)

Having a stone tiled floor, double-glazed window to the rear, two wall light points and designer radiator.

Shower Room/WC

Having large walk-in shower with tile splash back, pedestal hand basin, low suite WC. Recess with extractor fan, stone tiled floor, partly tiled walls and inset ceiling lights.

Kitchen 16' x 15' (4.88m x 4.57m)

Including a range of base units with granite worktops, enamel sink, tall storage cupboards, island unit with granite worktop, oil fired Aga, stone tiled floor, exposed ceiling beam and two double-glazed windows with lovely views.



Breakfast Room 18' x 7'4 (5.49m x 2.24m)

With two double-glazed windows to rear, two double-glazed velux roof windows, door to the rear garden, stone tiled floor.



Utility Room 15' x 9'3 (4.57m x 2.82m)

Including modern fitted cupboards .Oil fired central heating boiler, double-glazed roof velux window, granite worktop, plumbing for automatic washing machine, Belfast sink, stone tiled floor and door to the side. Double glazed window to the rear.

First Floor Landing

With double-glazed window to the rear and radiator.

Bedroom 1 15'2 x 11'10 (4.62m x 3.61m)

Having a Pitch Pine floor, attractive stone fireplace with cast iron and tiled interior, lofted beamed ceiling, designer radiator and double-glazed window with long distance views.

Dressing Room 11'10 x 7' (3.61m x 2.13m)

Having pine floor, two double-glazed roof windows and a towel rail/radiator. This room would be suitable for an en-suite, subject to any necessary planning conditions. This room also has a sloping ceiling with limited head room.

Bedroom 2 12' x 11' (3.66m x 3.35m)

Double-glazed window with lovely long distance views, Pitch Pine floor and designer radiator.

Bedroom 3 14'10 x 8'10 (4.52m x 2.69m)

Having a lofted ceiling, exposed beams, designer radiator and double-glazed window with lovely views.

Bedroom 4 12' x 7'1 (3.66m x 2.16m)

Having double bed base, double-glazed roof window, small double-glazed window to the rear, radiator and stripped wood floor (this room has a sloping ceiling and limited head room).

Family Bathroom 11'5 x 6'7 (3.48m x 2.01m)

Having a white suite, comprising of a bath with slatted wood side, vanity unit with tiled splash backs, low suite WC, designer towel rail/radiator, cupboard with hot water tank and double-glazed window to the front.

Outside

Gardens and Land

There is a shared driveway giving access to the property with large parking area, gardens and patio area with a variety of plants and shrubs, steps and stone retaining walls. There is also a Stone Built DETACHED DOUBLE GARAGE.[under construction] Lean to log store.

The land and property extends in all to approximately 8.05acres [3.257HA] edged red on the attached plan. A further 13 Acres [5.260HA] edged blue on the attached plan is available by separate negotiation.

Purpose built block of three loose boxes.

ADDITIONAL INFORMATION

Tenure

The property is understood to be available freehold with vacant possession upon completion.

Services

Mains water and electricity, septic tank drainage.

Single Payment Scheme

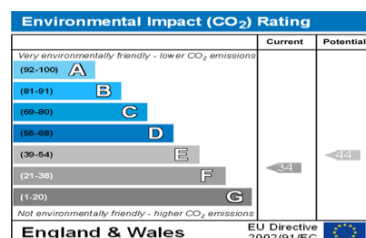
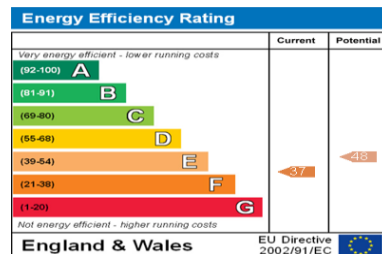
The single payment entitlement relating to the property is included with the sale. Any costs/charges incurred for the transfer of this entitlement will be borne by the buyer.

Countryside Stewardship Scheme.

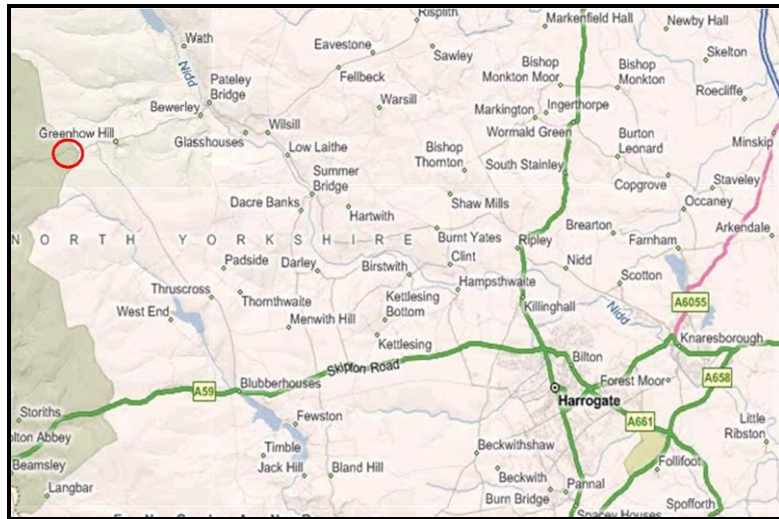
High Farside Cottage is subject to a countryside stewardship scheme which commenced in 2004 for a period of ten years.

Directions

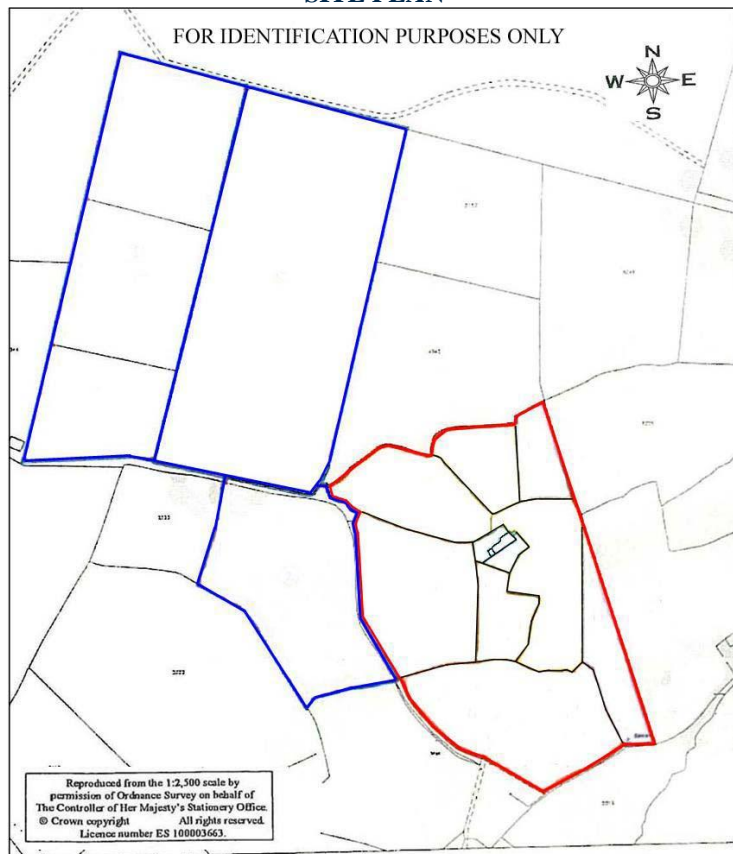
From Harrogate proceed out of the town on the A61 Ripon Road. At Ripley take the B to Pateley Bridge, go through Pateley Bridge over the river and proceed to Greenhow. Go past the church for approximately 3/4 of a mile and at the left hand bend turn right down the lane. Proceed along the tarmac lane until it changes to a track and bear right, follow the track to the end and you will arrive at High Farside Cottage.



LOCATION PLAN



SITE PLAN



PROPERTY MISDESCRIPTIONS ACT 1991

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