



## LOW BARN

STRIPE LANE,  
HARTWITH  
NR HARROGATE  
HG3 3EY

A STONE BUILT BARN WITH PLANNING CONSENT FOR CONVERSION STANDING IN IT'S OWN LAND EXTENDING TO APPROXIMATELY 5.38 ACRES (2.17 HA) AND BEING SET IN THIS STUNNING LOCATION IN NIDDERDALE WITH SUPERB VIEWS OVER THE SURROUNDING COUNTRYSIDE.

**PRICE GUIDE: £325,000**

FOR SALE BY PRIVATE TREATY



## LOCATION

Low Barn on Stripe Lane at Hartwith occupies a commanding position with wide ranging views over the surrounding countryside and the Nidd Valley in this area of outstanding natural beauty. The barn is located on this quiet country lane between the villages of Burnt Yates and Summerbridge, both villages offering village schools churches and village Inns with Summerbridge offering a selection of village shops. The cosmopolitan town of Harrogate is only approximately 15 minutes away with it's quality shopping facilities bars restaurants and supermarkets. The main business centres in York and West Yorkshire are all within commuting distance.

## DESCRIPTION

A stone built detached barn having planning consent for conversion to provide a unique and potentially stunning country home. The current planning consent provides for accommodation including large open plan dining kitchen with full height ceilings, two double bedrooms on the ground floor plus an en suite shower room and a bathroom, plus a store room. On the first floor would be a magnificent lounge.

The whole of the property, including the land, extends in all to approximately 5.38 Acres (2.17Ha) and is edged red on the plan within these particulars.

## Further land may be available by separate negotiation

### Planning Details

Full planning permission was granted on 30<sup>th</sup> March 2009 subject to conditions, application number 6.66.190.H.FUL. Copies of the plans and planning consents are available for inspection at our Knaresborough and Harrogate offices.

## The Planning Consent Provides for the Following; Ground Floor:

Open Plan Kitchen Dining Room

Inner Hall

Double Bedroom

En Suite Shower Room

Double Bedroom Two

Family Bathroom

### First Floor:

Lounge

**Outside:** 2 parking spaces and store room

### Special Note:

The buyers will be responsible for erecting a post and rail fence from point A to B as marked on the attached plan. This fence to be erected within 3 months of completion of the sale.

## ADDITIONAL INFORMATION

### Viewing

Viewing is strictly by appointment with Lister Haigh, Knaresborough Office. Tel: 01423 860322

### Services

Potential Buyers should make their own enquiries as to the availability and suitability of the services to the property.

### SPECIAL NOTE

**We understand that the barn is Grade II Listed being of architectural and historical interest.**

### Important Health & Safety Notice

Due to the condition of the barn, particularly the roof, no person should enter into the barn or into the area immediately surrounding the barn as bounded by the fences showing the warning signs. Children should be kept strictly under close supervision at all times. No dogs etc are to enter onto the property



### Directions:

From Harrogate and Knaresborough go to Ripley. At the second roundabout take the second exit on to the B6165 towards Summerbridge and Pateley Bridge. Go through the villages of Bedlam and Burnt Yates and continue towards Summerbridge. Drop down the hill, go past the toll road on the left, up the hill and turn right onto Stripe Lane towards Hartwith. Low Barn is the first property on the left.

NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



## SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

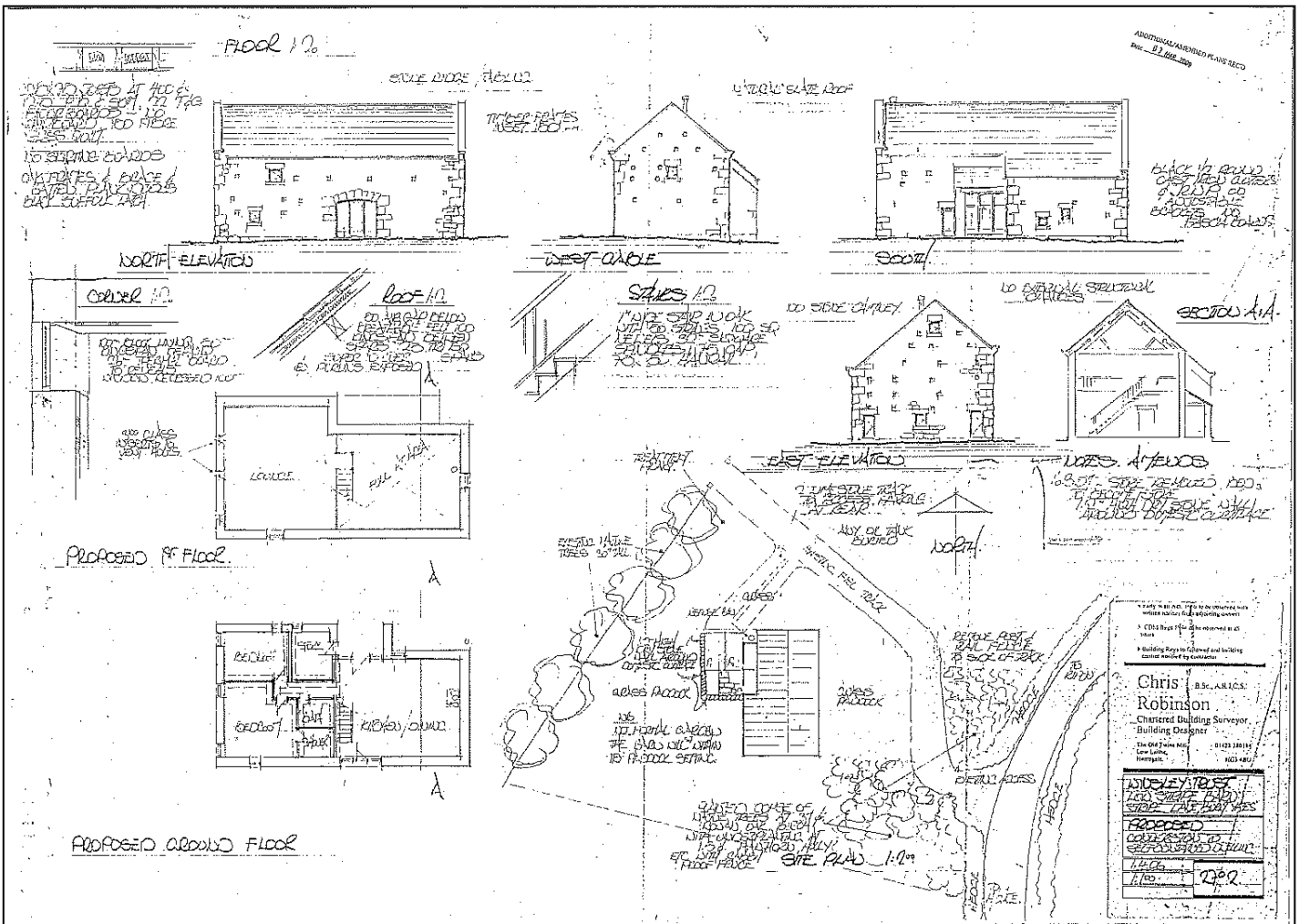
**Paul Johnston** (Boroughbridge Office) on **01423 322382**  
**Richard Lister** (Harrogate Office) on **01423 730700**  
**John Haigh** (Knaresborough Office) on **01423 860322**

## SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.

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### PROPERTY MISDESCRIPTIONS ACT 1991

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