

FARM VIEW HALL



WARSILL | RIPLEY | HARROGATE | HG3 3LH



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Pateley Bridge 4 Miles, Harrogate 10 Miles, Ripon 9 miles (all distances approximate)

*An executive family home with income potential
in one of the countries most sought after aonb locations
in Nidderdale, near Harrogate*

CROFT

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ACCOMMODATION AND AMENITIES

Ground Floor

Entrance hallway, kitchen with dining, living room and dining room, utility with wet room and cloakroom/wc.

First Floor

Master bedroom with ensuite bathroom, double bedroom with ensuite shower room, two further double bedrooms and a house bathroom.

Second Floor

Two double bedrooms and a shower room.

Further accommodation

Three ensuite double bedrooms each accessed separately, previously used as Bed and Breakfast accommodation.

Outside

Private gated entrance, driveway with parking for multiple vehicles, front lawned area and rear terrace.

Equestrian facilities

6 stables and equine solariums plus menage.

In all circa 1.25 acres.





INTRODUCTION

Farm View Hall is a fantastic opportunity to acquire an executive family home with income potential in one of the countries most sought after AONB locations in Nidderdale near Harrogate. With 6 main bedrooms with 4 bath/shower rooms, a generous kitchen diner, excellent living space situated on a plot of approx 1.25 acres, 6 stables and solarium plus 20x40 menage and the 3 holidaying guest rooms with en-suite, this property has it all.

With the rise in "staycations" the 3 independently accessed bedrooms with en-suites offer an additional and valuable source of additional income. The area is a highly sought after tourist destination - but very few locations across the country offer

accommodation for the holiday maker and their horse! This would be an excellent and creative idea to make the most of the facilities, the landscape and out-riding on hand and with 6 stables and an arena - we would imagine demand being exceptionally high.

ENVIRONS

Farm View Hall is located in a private semi-rural position on the edge of the hamlet of Warsill which lies in the Nidderdale Area of Outstanding Natural Beauty. It is surrounded by some of Yorkshire's most stunning countryside and there are schools and public houses in the nearby villages, together with the spa town of Harrogate approximately 10 miles to the south which is known for its superb range

of schools, excellent shops and restaurants and general amenities.

Alternatively, Ripon is 9 miles away which again offers a good range of everyday facilities as well as the extremely popular, Ripon Grammar school.

For the commuter, there is quick access to Leeds as well as the other commercial centres and the railway station in Harrogate gives direct access to mainline stations in Leeds and York.

OUTSIDE

A floodlit all weather outdoor arena measuring 20mx40m, lawned garden and terracing, plenty of parking and private driveway - set in 1..25 acres.





ADDITIONAL INFORMATION

Services

We are advised that the property has private drainage and a private water system and mains electricity. The heating is via an oil fired boiler.

Local Authority

Harrogate Borough Council
Council Offices
Crescent Gardens
Harrogate
TEL: 01424 500600
www.harrogate.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Viewing

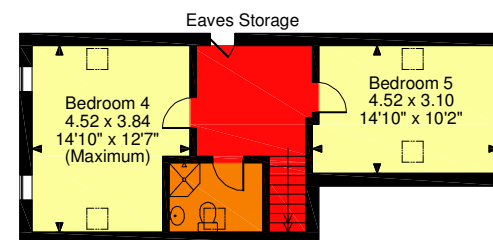
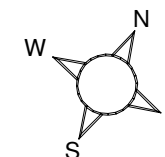
Strictly through the selling agent:
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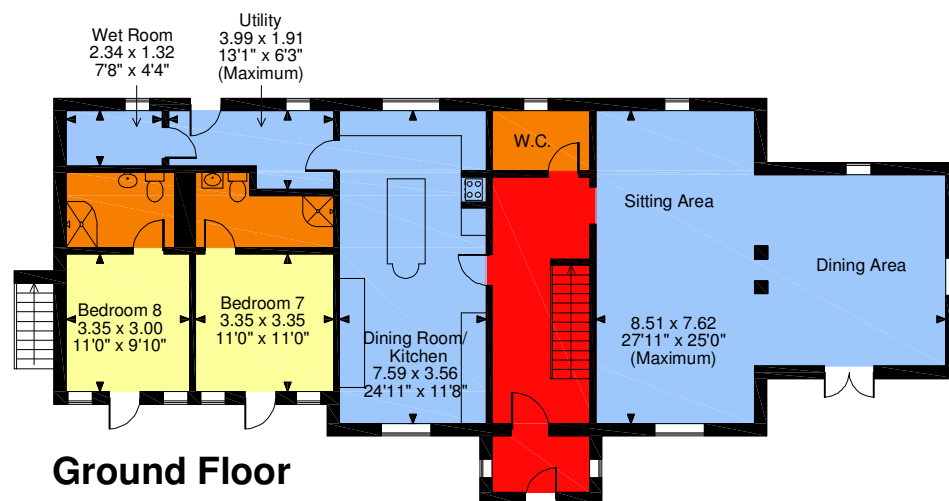


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

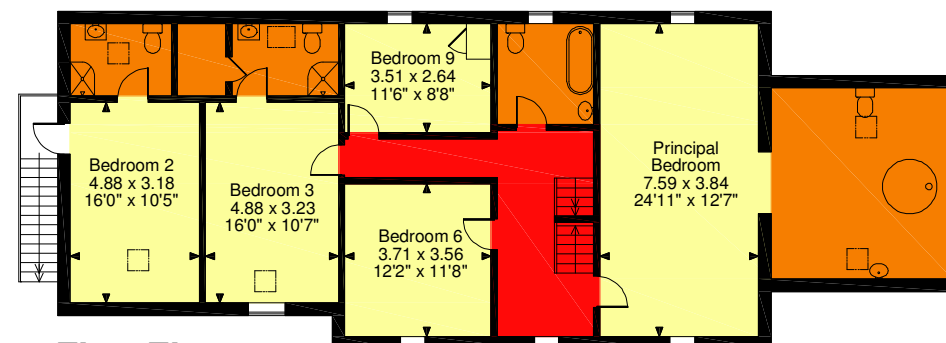
Farm View Hall, Harrogate **Approximate Gross Internal Area** **Main House = 3611 Sq Ft/336 Sq M**



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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