



MOKE HILL HOUSE
Darley, Near Harrogate

Carter Jonas

MOKE HILL HOUSE, DARLEY, HARROGATE, HG3 2PP

Harrogate - 8 miles

Ripon - 12 miles

Leeds/Bradford Airport - 14 miles

Leeds - 20 miles

Attractive detached period property • Beautiful gardens and meadow of 1¼ acres • Flexible accommodation
Option of two separate dwellings • Four reception rooms • Three/four bedrooms • Two kitchens • Two mezzanine levels • Large utility room • Laundry room
Timber built tractor store • Ample parking • Popular village location • Beautiful views

Moke Hill House and Barn is a fantastic converted barn offering a wealth of well presented and flexible accommodation with fabulous entertaining space and the ability to be separated into two homes if required. This period property has been sympathetically converted and modernised blending contemporary style with beautiful period features resulting in an attractive home set in stunning gardens and wildflower meadow totalling 1¼ acres and enjoying stunning views of the Nidderdale countryside.

The attractive village of Darley, winner of numerous local and national Britain in Bloom competitions, is surrounded by unspoiled Nidderdale countryside and offers a good range of day-to-day amenities including a village store with Post Office, two churches, three community halls, a playing field and a public house.

This flexible property benefits from a peaceful yet convenient location, has ample space for parking and is available with no chain.

A FANTASTIC BARN CONVERSION WITH OVER 3,600 SQFT OF WELL APPOINTED AND FLEXIBLE ACCOMMODATION OF CONSIDERABLE CHARM, SET WITHIN 1¼ ACRES OF BEAUTIFUL GARDENS AND WILD MEADOW, LOCATED IN THE POPULAR VILLAGE OF DARLEY APPROXIMATELY 8 MILES TO THE WEST OF THE SPA TOWN OF HARROGATE AND SURROUNDED BY STUNNING NIDDERDALE COUNTRYSIDE.



Communications links are excellent with the village having a regular bus service running between Harrogate and Pateley Bridge, the nearby A1(M) ensures easy access to both the north and south of the country and Harrogate train station offers regular services to Leeds, York, central London and Edinburgh. The area has a number of state primary and secondary schools including Darley Community Primary School in the village. Forest Moor School and Harrogate Grammar School (rated Outstanding by Ofsted), as well as a wide range of noted independent schools including Belmont Grosvenor, Brackenfield, Harrogate Ladies' College and Ashville College.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: All mains services are connected.

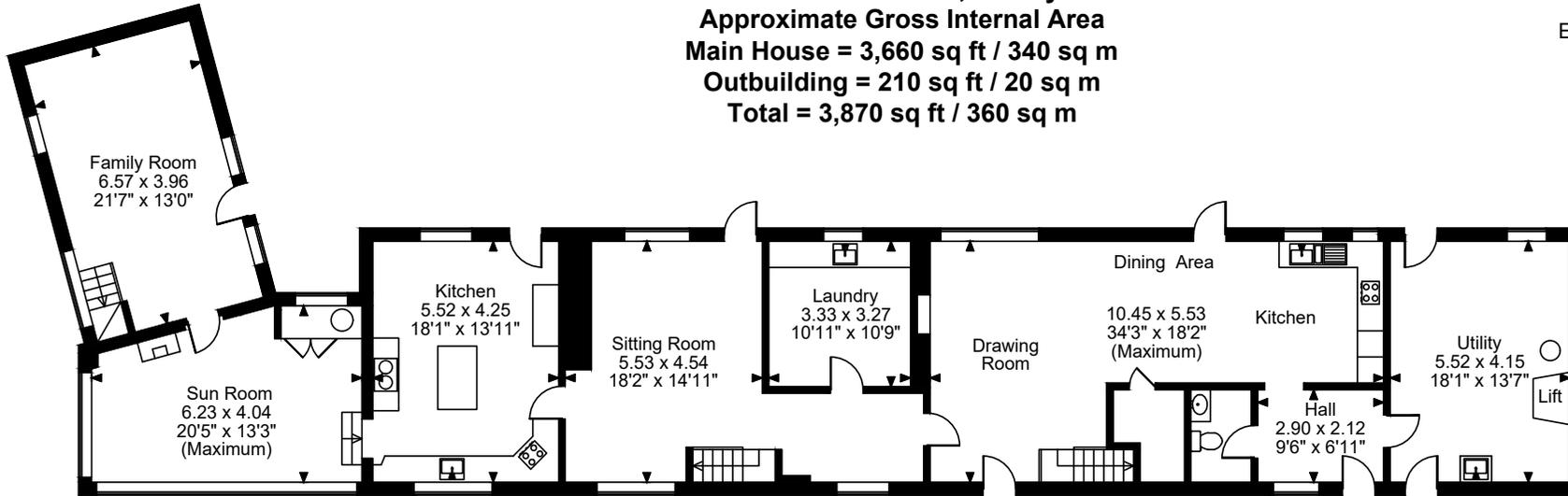
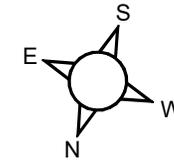
Viewings: By appointment through the selling agents Carter Jonas - 01423 523423.

Directions - HG3 2PS (brings you to the bottom of the lane): Proceed out of Harrogate on the A59 towards Skipton. Shortly after a large layby on the left, turn right into Cold Cotes Road. Proceed to the crossroads and head straight over and down Stumps Lane. At the T junction turn right towards Birstwith, past Stumps Garage and the entrance to the lane will be your first right, immediately after the parking layby. Proceed up the lane and Moke Hill House is the first house on the left.

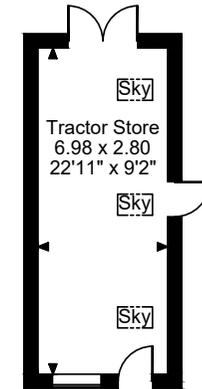




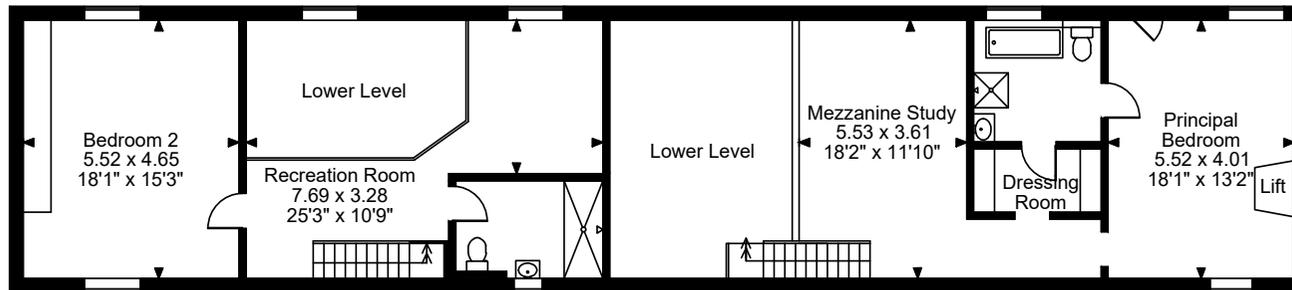
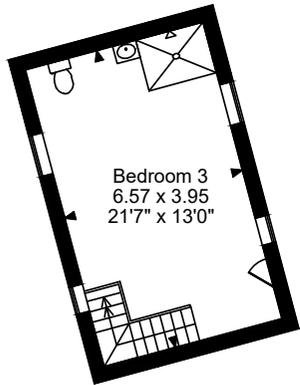
Moke Hill House, Darley
Approximate Gross Internal Area
Main House = 3,660 sq ft / 340 sq m
Outbuilding = 210 sq ft / 20 sq m
Total = 3,870 sq ft / 360 sq m



Ground Floor



Outbuilding



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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