



**SPRING HOUSE FARM**  
Skipton Road, Felliscliffe

**Carter Jonas**



## **SPRING HOUSE FARM, SKIPTON ROAD, FELLISCLIFFE, HG3 2LT**

Harrogate - 5 miles

Pateley Bridge - 10 Miles

Leeds Bradford Airport - 13 Miles

Skipton - 16 Miles

Dining kitchen · Living room · Three double bedrooms  
Single bedroom/study · Two bathrooms · Range of  
useful outbuildings · Long drive · Ample parking · 1.25  
acres · Stunning views · Convenient to Harrogate Town  
Centre · Huge potential · Planning permission for two  
storey side extension

Spring House Farm is available with no onward chain and offers the opportunity for a purchaser to update the accommodation to their own taste and could potentially extend the property subject to the usual planning consents and briefly comprises: Entrance Hall with ground floor WC, spacious dining kitchen with door into side porch and the ground floor is completed with the triple aspect living room with stone feature fireplace with wood burner, bi-folding doors to the rear deck and gardens with stunning valley views.

The first floor begins with the landing with cupboard, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two is a double bedroom, bedroom three is also a double with a desk area and fitted wardrobe and the upstairs accommodation is completed with the house bathroom and bedroom four which is a single bedroom or study room with some fitted storage.

Outside the property features a very large lawned garden with a decked area at rear, driveway and ample gravel parking and the range of outbuildings offers a number of opportunities for a purchaser. The outbuildings consist of three main areas with the first being a forge 22'6 x 14'0, the second 22'0 x 14'3 and the workshop 22'0 x 14'3. There is also an external utility room 13'0 x 9'3 with patio doors plus a toilet and shower area making it a good potential home

**A FANTASTIC OPPORTUNITY TO ACQUIRE A 4 BEDROOM DETACHED HOUSE WHICH COULD BENEFIT FROM SOME UPDATING AND MODERNISATION, TOGETHER WITH A RANGE OF USEFUL OUTBUILDINGS AND APPROXIMATELY 1.25 ACRES, ENJOYING STUNNING VIEWS OVER NIDDERDALE AND JUST 5 MILES FROM HARROGATE TOWN CENTRE.**





office/study or with the appropriate planning consents, an annexe. Additionally, there is a timber store 44' x 17' with a covered hard standing.

The property is positioned in a beautiful semi-rural location just off Skipton Road with a private position that enjoys far-reaching views across Nidderdale as far as the eye can see towards The White Horse at Kilburn.

There are village amenities in nearby Hampsthwaite and Birstwith and the excellent amenities, transport options and hospitality in Harrogate are approximately 5 miles away.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

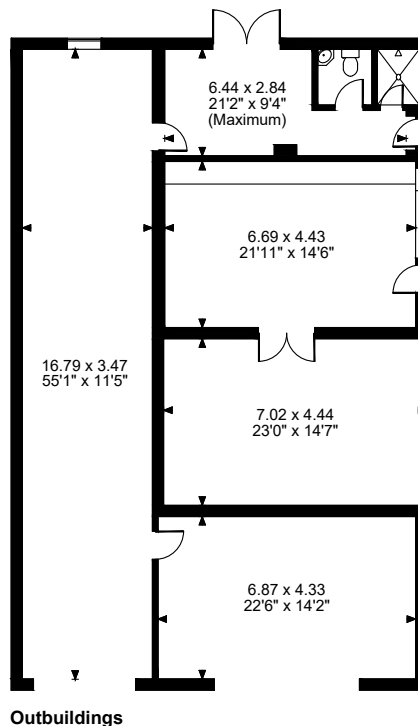
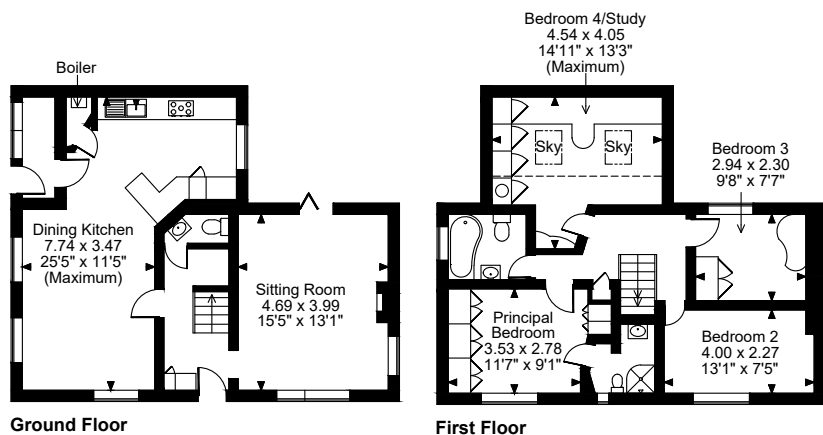
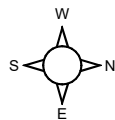
**Services:** Oil fired central heating. Mains Drainage.

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - HG3 2LT:** From Harrogate town centre leave via the Skipton Road (A59) stay on this road for around 5 miles and the entrance to the property will be on the right-hand side just after the parking layby and High Moor Farm Park which can be seen on the left. Follow the lane over the cattle grid, continue on the lane and you will arrive at Spring House Farm at the end.



**Spring House Farm, Felliscliffe**  
**Approximate Gross Internal Area**  
**Main House = 1,222 sq ft / 114 sq m**  
**Outbuildings = 1,915 sq ft / 178 sq m**  
**Total = 3,137 sq ft / 292 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(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>		25
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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