



HARROW INGS FARM, LOTHERSDALE, NORTH YORKSHIRE, BD20 8HR

Skipton - 6 miles
Ilkley - 14 miles
Harrogate - 28 miles
M65 motorway - 7 miles

Incredible panoramic views • Detached house • Five/six bedrooms • Four bathrooms • Four reception rooms
Breakfast kitchen • Two spacious loft rooms • Large garage/barn • 2¼ acres in total • Modern bio-mass boiler • Beautiful gardens • Paddock • Gated driveway
Ample Parking • Fabulous rural location

Harrow Ings Farm is an attractive stone built detached house extending to over 5,000 sqft with a further 1,827 sqft of stables, garage and outbuilding set on approximately 2¼ acres in total.

This beautiful home was completely modernised by the current owner including double glazed windows, Lapidia tiles, bespoke wardrobes and cabinets, a modern biomass boiler and solar panels.

The accommodation briefly comprises a large dining room, dining kitchen, family room with wood burner and French doors to the gardens, a snug/study room, large sitting room, utility and a cloaks/store room.

The first floor includes a fabulous principal bedroom with large en suite, two guest bedrooms with en suite facilities, three further bedrooms (one currently used as a dressing room) and a house bathroom. A hidden staircase provides access to the two large loft rooms which are currently used as a playroom and art studio/office both with skylight windows and there is a vast store room.

A FABULOUS 5/6 BEDROOM YORKSHIRE STONE HOUSE EXTENDING TO OVER 5,000 SQFT WITH GARAGING AND STABLES, SET WITHIN APPROXIMATELY 2¼ ACRES IN TOTAL WITH STUNNING PANORAMIC VIEWS FROM THIS QUIET ELEVATED POSITION SURROUNDED BY ROLLING HILLS JUST OUTSIDE LOTHERSDALE.



The outside boasts three stone built stables, a tack room and large garage/barn with a further stone built outbuilding. The stables have a large stone yard in front with access to the paddock and woods beyond.

The beautiful gardens with incredible views surround the house and are predominantly laid to lawn and the driveway from two newly gated entrances leads to ample parking in front of the house.

Within Lothersdale village, there is a church, well regarded primary school, public house and a village hall offering a range of community activities. The village of Carleton is around 3 miles away with a shop, pharmacy and a pub. The towns of Skipton and Ilkley are within easy reach and the spa town of Harrogate some 28 miles away. For the commuter, the business centres of East Lancashire, Manchester and West Yorkshire are within comfortable daily travelling distance and Cononley Station is also just 2 miles away, giving regular services through to Bradford, Leeds and London Kings Cross. For the outdoor enthusiast, the Pennine Way runs through Lothersdale village and the wonderful scenery of the Yorkshire Dales National Park and Lancashire Forest of Bowland are a few miles away.

ADDITIONAL INFORMATION

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

Services: The property is on a septic tank for waste, a borehole for water, mains electricity with the addition of solar panels and a biomass boiler.

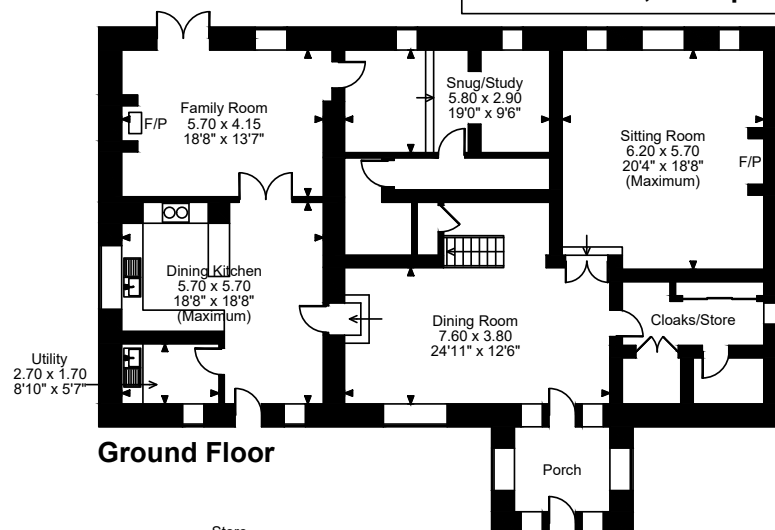
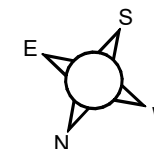
Viewing: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

Directions - BD20 8HR: Travelling from Skipton, heading east towards Carleton on Carleton Road, take the right fork onto Limehouse Lane to the end and turn right onto Carla Beck Lane. Continue along as it turns into West Road. Follow this road for around 2.5 miles and then turn left into Mitton Lane and the gates for the house will be on the left after around 500 yards.

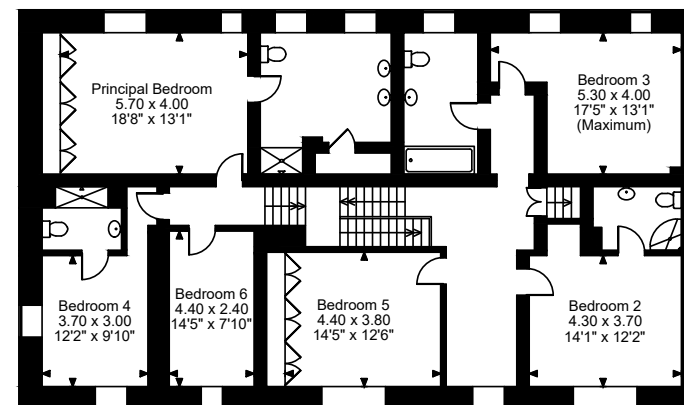




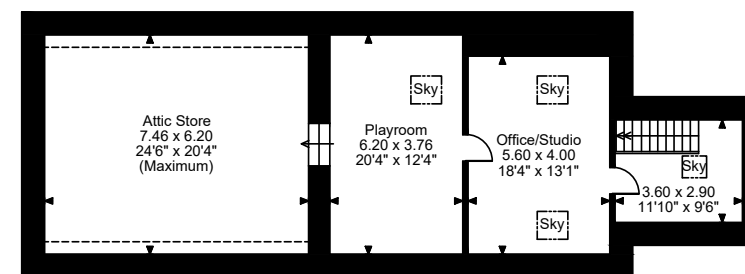
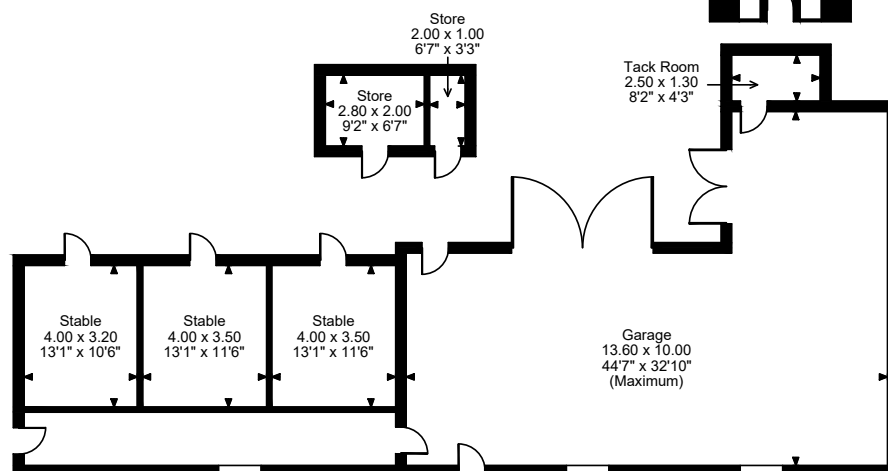
Harrow Ings Farm, Lothersdale
Approximate Gross Internal Area
Main House = 5,057 sq ft / 470 sq m
Garage = 1,068 sq ft / 99 sq m
Stable & Store = 759 sq ft / 70 sq m
Total = 6,884 sq ft / 640 sq m



Ground Floor



First Floor



Second Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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