



MOSSIE WOODSIDE
Laverton | North Yorkshire

MOSSIE WOODSIDE

Laverton, North Yorkshire HG4 3TA

Ripon 8 miles, Harrogate 14 miles, Pateley Bridge 7 miles

AN IMPRESSIVE 3 BEDROOM DETACHED FARMHOUSE WITH AN AGRICULTURAL OCCUPANCY RESTRICTION SITTING IN A TOTAL SITE OF 10.20 ACRES (4.13 HA). THE PROPERTY STANDS SOUTH FACING IN THE SOUGHT AFTER NIDDERDALE AONB.

Accommodation

Entrance Hall • Dining Room • Living Room • Kitchen
Study • Utility Room • Downstairs WC/Shower and Internal
Access to the Garage • 3 Bedrooms (including 1 En Suite)
House Bathroom

Enclosed Garden and Grassland

In all some 10.20 Acres (4.13 HA)

Lister Haigh

106 High Street, Knaresborough
North Yorkshire, HG5 0HN
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Situation

The property sits on the eastern edge of North Yorkshire's Nidderdale AONB, located in a stunning setting offering south facing views over its own paddock with Kirkby Malzeard some 2 miles away. The area offers potential purchasers the ability to live in some of Yorkshires finest countryside available with access to Grantley Hall and Fountains Abbey.

Description

Mossie Woodside offers a spacious 3 bed property, constructed in 2006. The property is of stone build with cavity wall and loft insulation. The ground floor offers a breakfast kitchen, living room, dining room, study, utility, downstairs shower/toilet, internal access to the garage and underfloor heating. Upstairs entails one bedroom ensuite with two further bedrooms and house bathroom. The property is double glazed and retains ownership of the driveway

Outside

Externally the property has a well-kept garden, borders and vegetable plots, with a ring fenced block of land extending to a total plot size of 10.20 acres (4.13 Ha)





Directions

From Kirkby Malzeard travel west on Main Street to the end of the village, continue south on Main Street towards Laverton for 0.7 miles. Once in the village of Laverton cross the river Laver using the bridge in the centre of the village on your right and continue south on the unnamed road for 0.5 miles. Arriving at the T junction turn right onto Missies Lane and the property will be on the right after approximately 0.4 miles.

What3words musician.inefficient.jazz

Additional Information

Tenure

Freehold

Council Tax

Band D





Agricultural Occupancy Restriction

The property is subject to an agricultural occupancy restriction stating: "The occupation of the proposed dwelling shall be limited to a person solely or mainly employed or permanently retired but last employed in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person."



Wayleaves, Easements & Rights of Way

The adjoining Mossie Mire Farm, situated to the west, has a Right of Way over the drive. There is also a Right of Way over the drive, and track through the paddock, to the woodland to the north for timber extraction.

Services

Mains electric, private water, oil-fired central heating system, private drainage.

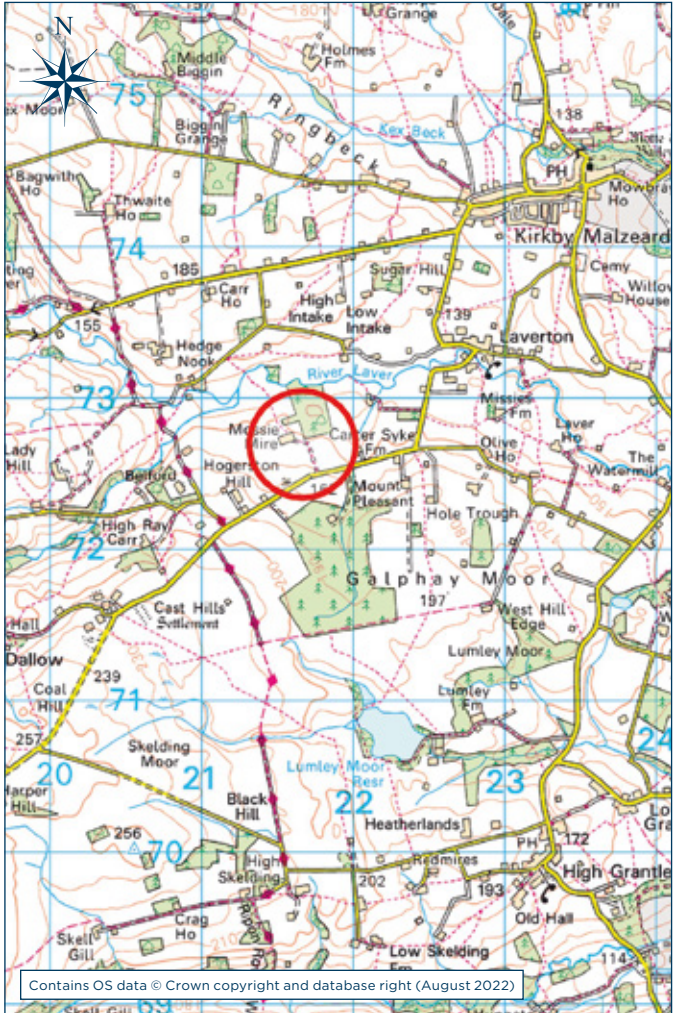
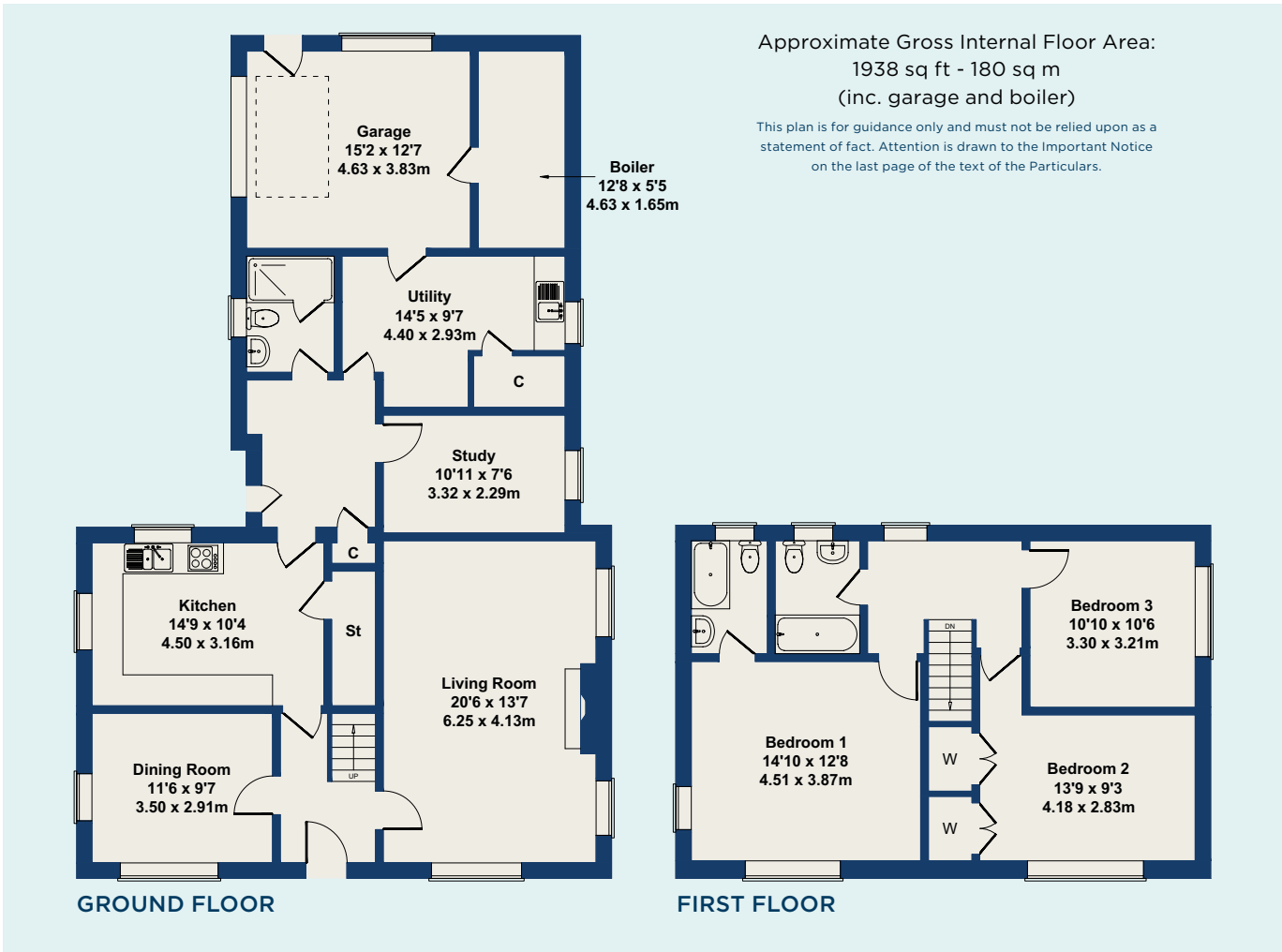
Viewing

Strictly by appointment with Lister Haigh 01423 860322.

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