



SPRINGFIELD FARM
Burnt Yates | Harrogate

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Pye Lane, Burnt Yates, Harrogate, HG3 3EH

Harrogate 6 miles, Ripon 10.2 miles, A1(M) Junction 11.2 miles,
Leeds Bradford Airport 17 miles, Leeds 22.5 miles, York 25 miles

**DETACHED 3 BEDROOM FARMHOUSE EXTENDING
TO 1.61 ACRES WITH ATTACHED BARN AND
OUTBUILDINGS IN NEED OF COMPLETE
MODERNISATION. SOUGHT AFTER LOCATION ON
THE EDGE OF NIDDERDALE AONB WITH EASY
ACCESS TO THE WIDER YORKSHIRE DALES**

Accommodation

Entrance Hall • Living Room • Reception Room (currently a
bedroom with ensuite shower room) • Kitchen • Rear Hallway •
Pantry/utility room & WC • Generous storage room
3 Bedrooms • House Bathroom • Separate WC
Garage/Barn • Range of outbuildings

In all some 1.61 Acres

Lister Haigh

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Situation

Burnt Yates is a peaceful and idyllic village in a rural location a short distance from the villages of Ripley, Birstwith and Hampsthwaite with village shops and post offices and a doctor's surgery in Birstwith. The villages having good gastro pub/hotel with the historical Ripley Castle & gardens located within the heart of Ripley. Some of the finest schooling can be found in the area within the nearby villages and further afield. Harrogate, being a short drive away, offers a wider range of amenities with a direct train to London Kings Cross, a theatre, cinemas and an array of sports clubs.

Description

Springfield Farm, being a former farmhouse, now provides a blank canvas for a potential purchaser to create a substantial family home with all today's modern conveniences. This detached property is in need of comprehensive modernisation and has the scope to be extended into the adjoining barn (all subject to the necessary planning consents) to create a spacious family home and the layout lends itself to the open plan kitchen/dining/living space that is so desired today. Springfield Farm enjoys uninterrupted views to both the front and rear of the property.

Outside, the approach is via a private drive that passes the side of the house to the courtyard area at the rear, where there is a range of outbuildings offering the potential for further living accommodation, holiday cottages, a home office, stables or other variant (all subject to the necessary planning consents). There is a further large wooden storage building and pole barn both in disrepair but provide the footprint for other potential buildings/stables. The paddock extends to 1.23 acres and is accessed via a gate at the rear making it ideal for those with equestrian interest or other livestock interests. The garden to the front of the house has 3 apple trees and space to create an attractive cottage garden, all bounded by a traditional stone wall.



Additional Information

Tenure

Freehold with vacant possession on completion.

Services

Mains electricity, mains water, mains drainage, oil central heating

Council Tax

Band E

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Viewing

Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322

Directions

From Harrogate proceed on the A61 towards Ripon, continue for approx. 3 miles, at the roundabout continue on the A61 and at the next roundabout take the second exit onto B6165. Continue on this road for approx. 2 miles and take the right turn onto Pye Lane, continue a short distance further and you will find Springfield farm on the left-hand side, identified by our Lister Haigh sale board.

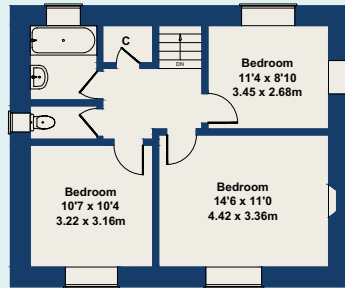
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		



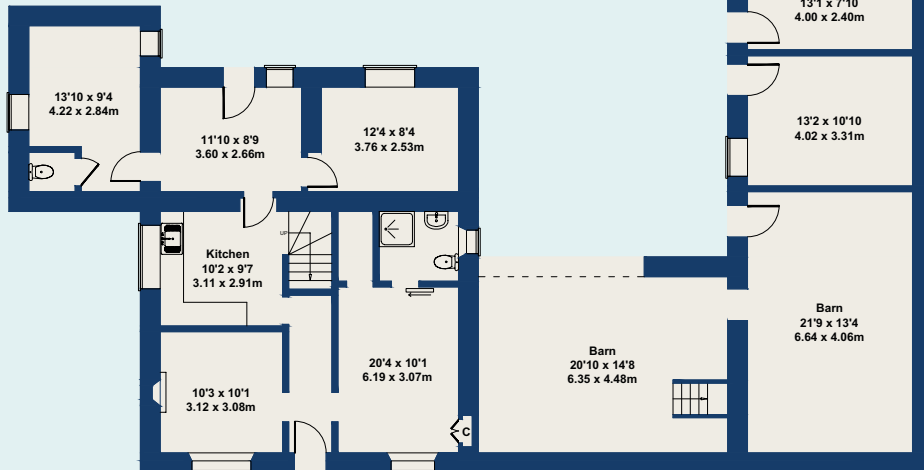


Approximate Gross Internal Floor Area:
 Main House = 1410 sq ft - 131 sq m
 Outbuilding = 1560 sq ft - 145 sq m
 Total = 2970 sq ft - 276 sq m

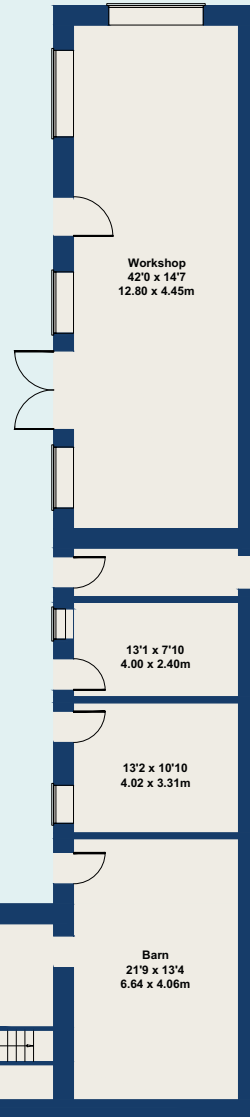
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



FIRST FLOOR



GROUND FLOOR



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