



Monks Wall Barn, Brimham Rocks Road, Burnt Yates, HG3 3EW

£795,000



Description

A very attractive and aesthetically pleasing Yorkshire stone barn conversion offering spacious, four double bedroom, three bathrooms, (2 en-suite) family accommodation.

Monks Wall Barn has been converted and improved to an impressive high standard following conversion approximately 20 years ago, but it does still offer opportunities for a purchaser to carry out additional works to suit individual taste. There remains a wealth of features throughout including tiled and wooden flooring, wooden beams and stone fireplace.

Equipped with double glazed windows, air source heat pump, solar panels, and a multi fuel stove, there are significant energy consumption benefits.

There remains a wealth of features throughout, thus retaining character, but also offering a modern feel. The property is approached initially via a shared private driveway servicing the 3 other properties within this hamlet.

Monks Wall Barn is located at the heart of beautiful Nidderdale countryside and has far reaching views, including the famed White Horse at Kilburn. There is, enclosed within a dry stone walled boundary to the front a garden with well stocked borders, lawn and a south facing patio. To the rear is a further easy to maintain garden area with low stone boundary wall.





Additionally, there is block paved driveway with ample vehicle parking space and direct access to a large integral double garage, with eves storage, light, power and rear service door.

The property should be viewed internally to fully appreciate all it has to offer.

Located within this small hamlet set back off the Brimham Rocks Road, it thus affords good privacy, the property is in outstanding natural countryside, very close to the well serviced Village of Burnt Yates, with local primary school and cricket club. Harrogate town centre is accessible via good road links, as are the cities of Leeds and Ripon, plus towns of Skipton and Pateley Bridge and the A1 motorway. The outstanding natural formations at Brimham Rocks are also close at hand.

Services

Mains electricity is provided, as well as mains water via a sub meter from the incoming supply and charged back according to consumption on a monthly basis. There is a shared septic tank, the cost of servicing again shared with the other neighbours. There is no mains gas supply to the property.

Tenure

Freehold.

Council Tax

Band G.

Directions

Leave Harrogate on the A61 Ripon Road and continue through Killinghall then at the second Ripley roundabout turn left sign posted Pateley Bridge. Follow the road through Burn Yates and immediately after leaving the village turn right towards Brimham Rocks Road. Take the next right hand turning and continue along the private driveway, bearing right then Monks Wall Barn can be found on the left hand side.

Details Produced

26th January 2023.





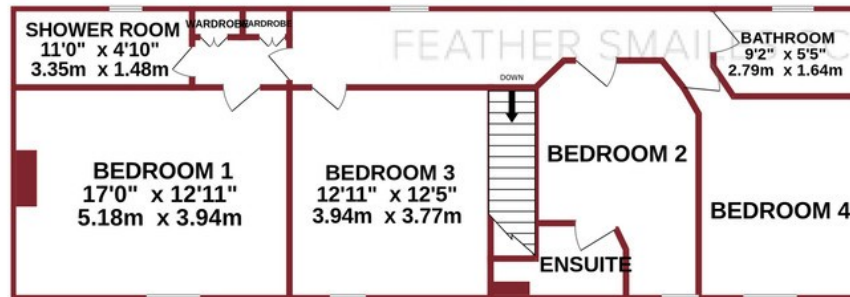




GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.

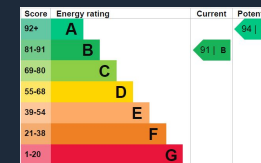


1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



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