



VERITY
FREARSON

MEAGILL LANE FARM, BLUBBERHOUSES, LS21 2PE

GUIDE PRICE £1,200,000

MEAGILL LANE FARM,

Blubberhouses, LS21 2PE

This impressive and individual property comprises a well presented, extended farmhouse which provides five / six-bedroom accommodation in addition to a self-contained two-bedroomed cottage and land extending to approximately 3.5 acres.

This impressive property is situated in a picturesque location with delightful views over the surrounding countryside. This individual property may suit families who wish to accommodate a family member / dependent relative living on site within the cottage, or those who wish to generate additional income by renting part or all the accommodation as a holiday rental. The accommodation is presented to a good standard and has been updated and modernised in recent years by the current owners. There is ample parking space to the front of the properties and each property has a private and good-sized garden with delightful views over the surrounding countryside, in addition to the paddock.

Meagill Lane Farm is located in a delightful position, surrounded by beautiful open countryside, yet is conveniently just a 15 to 20-minute drive from Harrogate town centre.



Sitting Room · Dining Room · Garden Room · Kitchen · Utility · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Large Garden · Paddock extending to approximately 3.5 acres

Separate Cottage: Dining Room · Living Kitchen · 2 Bedrooms · Shower Rooms







ACCOMMODATION

MEAGILL LANE FARM

The main farmhouse is an attractive farmhouse, which has been extended to provide generous five bedroomed accommodation, surrounded by an attractive garden. The accommodation briefly comprises the following:

GROUND FLOOR RECEPTION HALL SITTING ROOM

A good-sized reception room with rustic brick feature wall and attractive fireplace with double sided wood-burning stove.

DINING ROOM

A further reception room providing a dining area and attractive fireplace with wood-burning stove.

GARDEN ROOM

Providing a further sitting area with windows and glazed bi folding doors overlooking the garden and countryside beyond.

KITCHEN

With a range of fitted quality units with granite worktops, island and breakfast bar. Integrated oven, wine fridge and microwave. Rustic brick fireplace. Patio doors lead to the garden.

UTILITY ROOM

With a fitted units and space and plumbing for tumble dryer and washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOM 1

An impressive master bedroom suite with vaulted ceiling and windows to three sides enjoying a delightful aspect over the surrounding countryside. Dressing room with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A double bedroom with ornamental fireplace.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 3

A single bedroom with paddle steps leading to a second floor bedroom / dressing room / office.

BEDROOM 4

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit and freestanding bath. Tiled walls and floor.

SECOND FLOOR BEDROOM 5

Stairs lead to the second floor, where there is a further double bedroom with fitted storage and skylight windows.

SEPARATE COTTAGE

In addition to the main house, there is a self-contained cottage with private rear garden. The accommodation comprises:

DINING HALL

Providing a spacious entrance hall and dining area.

LIVING KITCHEN

An impressive open-plan kitchen and living area. The kitchen comprises a range of fitted units with space for appliances.

BEDROOM 1

A ground-floor double bedroom.

SHOWER ROOM

A modern suite with WC, washbasin set within a vanity unit and large walk-in shower.

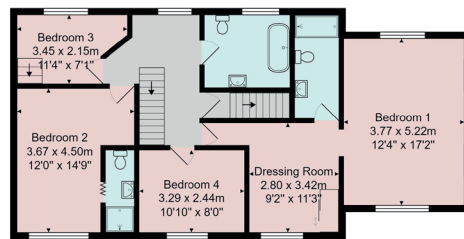
FIRST FLOOR BEDROOM 2

A further double bedroom with skylight window.

FLOOR PLAN



Ground Floor



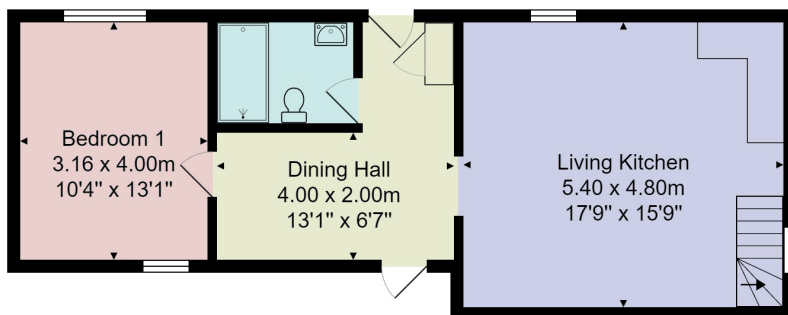
First Floor



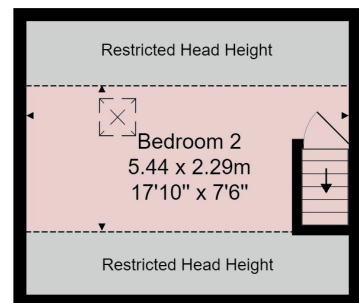
Second Floor

Total Area: 260.2 m² ... 2800 ft²

All measurements are approximate and for display purposes only.
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Ground Floor



First Floor

Total Area: 80.9 m² ... 871 ft²

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Outside

To the front of both properties, there is a large gravel parking area. The cottage has a private enclosed garden to the rear of the property with lawn and decked patio. The main house has a good sized and attractive garden which wraps around the property with lawn, paved sitting areas as well as a covered sitting area with a delightful aspect over the surrounding countryside. BBQ hut and hot tubs are available by way of separate negotiation.

In addition to the large garden, the property also has the benefit of a paddock which immediately adjoins the garden and extending to approximately 3.5 acres.

Position

Meagill Lane Farm is located in a delightful position, surrounded by beautiful open countryside, yet is conveniently just a 15 to 20-minute drive from Harrogate town centre.

Agents Note

The red line shown on the details shows the approximate boundary of the property for marketing purposes however buyers should ask their legal advisors to clarify the boundaries prior to purchase.

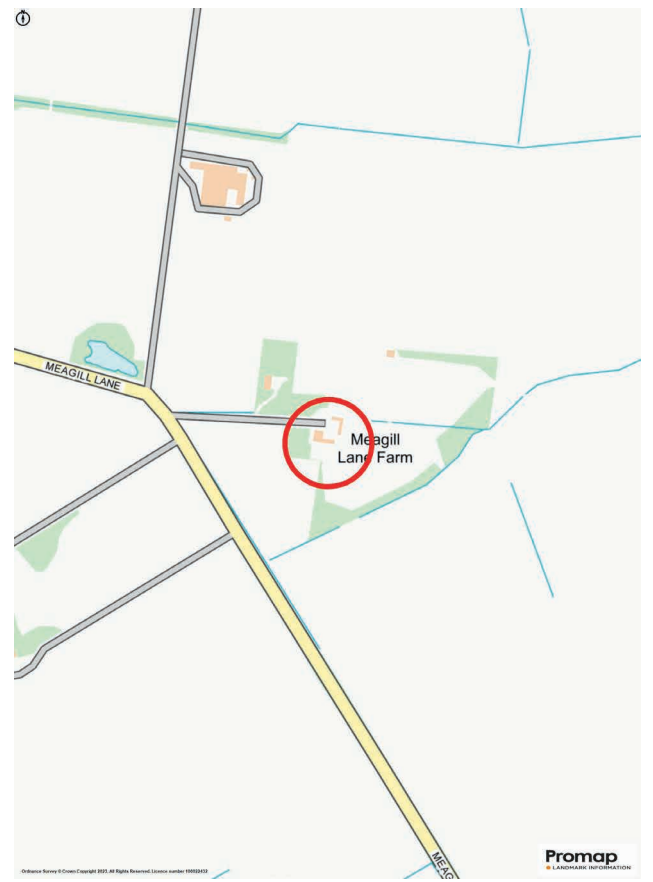
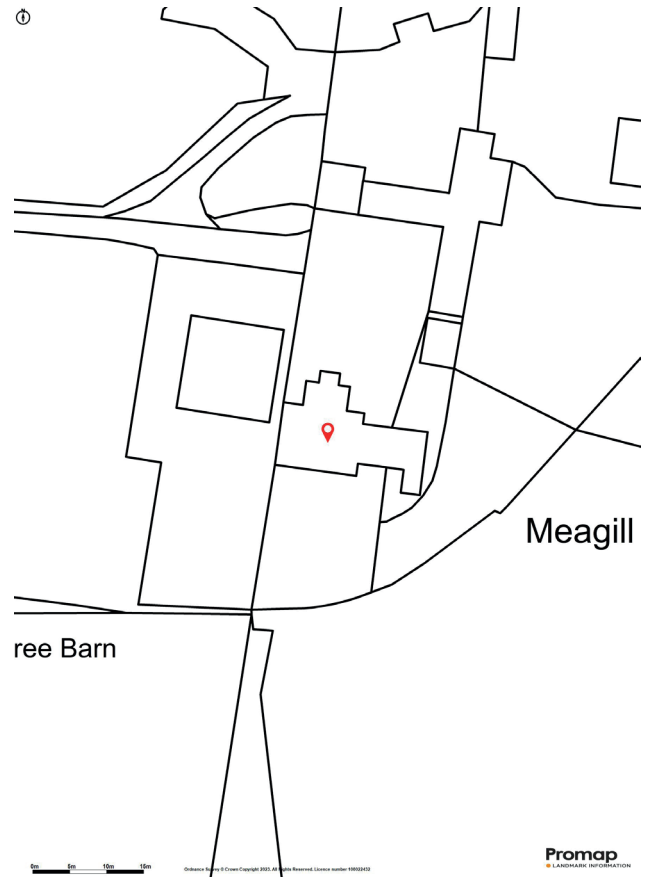
Services

All mains services connected.

Tenure

Freehold

Council Tax Band -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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