



VERITY  
FREARSON

MEAGILL LANE FARM, BLUBBERHOUSES, LS21 2PE

£950,000

# MEAGILL LANE FARM,

*Blubberhouses, LS21 2PE*

**This impressive and individual property comprises a well presented, extended farmhouse which provides five / six-bedroom accommodation and land extending to approximately 3.5 acres.**

This impressive property is situated in a picturesque location with delightful views over the surrounding countryside. 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 property and the property has a private and good-sized garden with delightful views over the surrounding countryside, in addition to the paddock.



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







## 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

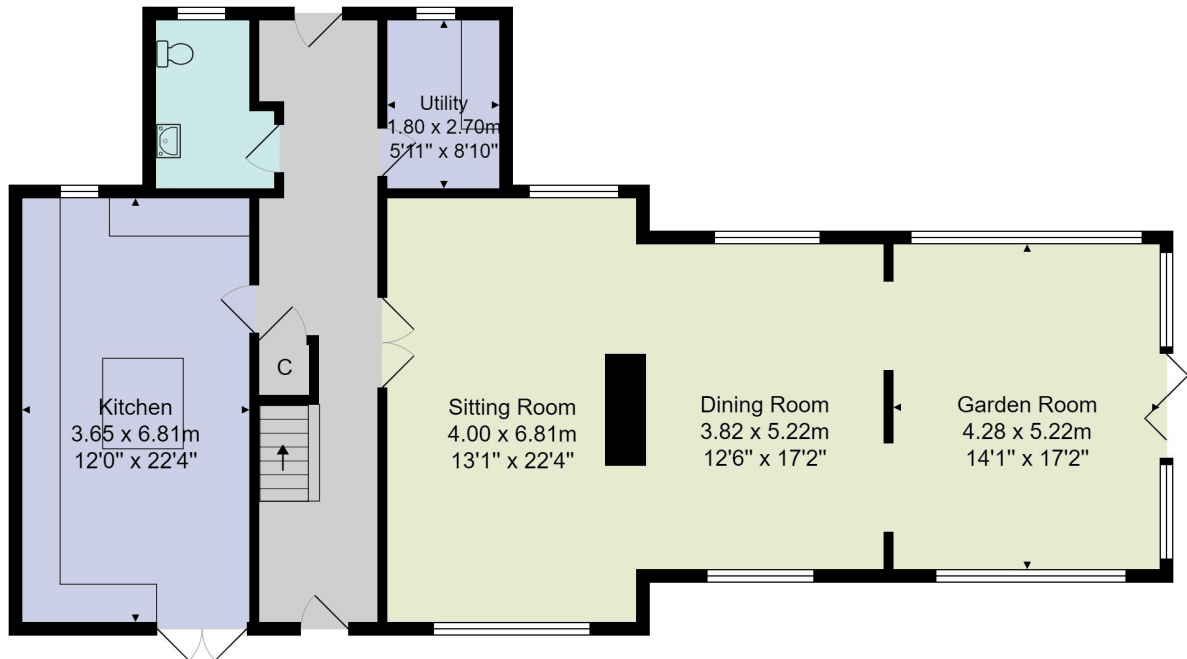
A white suite comprising WC, washbasin set within a vanity unit and freestanding bath. Tiled walls and floor.

### SECOND FLOOR

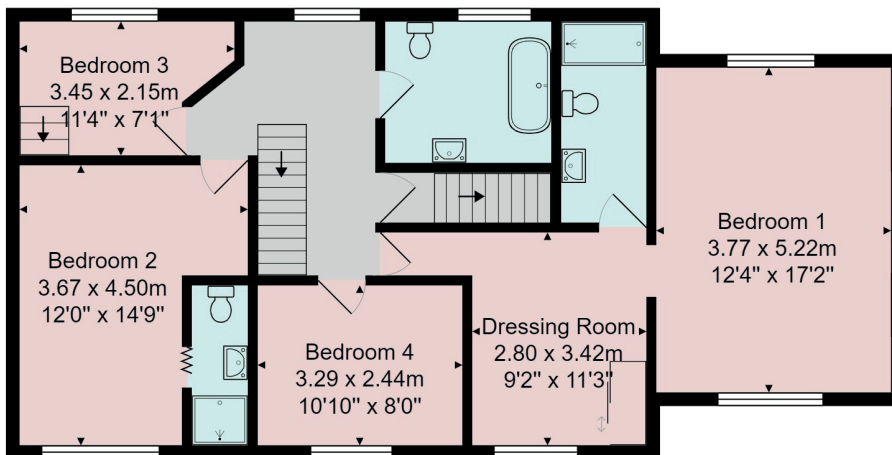
#### BEDROOM 5

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

# FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 260.2 m<sup>2</sup> ... 2800 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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**Outside**

There is a large gravel parking area. The 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 paddock for marketing purposes however buyers should ask their legal advisors to clarify the boundaries prior to purchase.

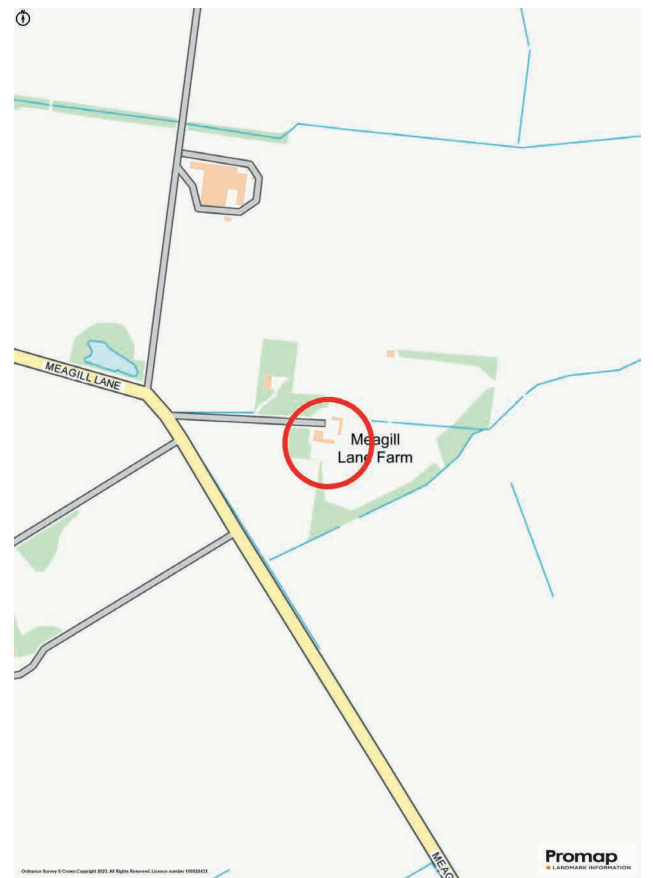
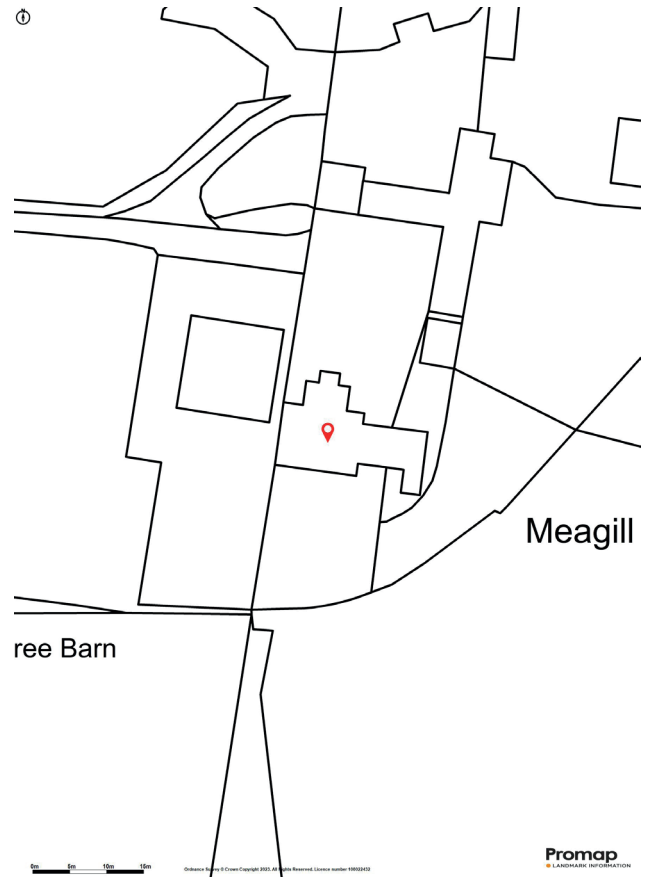
**Services**

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			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfrearson.co.uk  
verityfrearson.co.uk





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[verityfearson.co.uk](http://verityfearson.co.uk)