



VERITY
FREARSON

PROSPECT VIEW FARM, SHEEPCOTE LANE, DARLEY, HG3 2RP

GUIDE PRICE £1,250,000

PROSPECT VIEW FARM, SHEEPCOTE LANE,

Darley, HG3 2RP

A spacious and very well-presented six bedroom detached property occupying a large plot with attractive gardens, situated in the heart of this popular village in Nidderdale.

This impressive property was rebuilt in 2008 to provide generous and flexible accommodation. On the ground floor there are two good-sized reception rooms with stove fires, together with a dining kitchen, utility and downstairs WC. On the upper floors there are six bedrooms in total, three of which have ensuite shower rooms and there are two further additional family bathrooms. One of the bedrooms is situated above the garage and has a separate access, which means this space could potentially be utilised as self-contained annexe accommodation if required. A particular feature property is the large and attractive garden surrounding the house with lawn and patio. There is also ample parking and access to an integral garage.

The property is situated in this delightful position, surrounded by beautiful open countryside. The village of Darley has amenities which include a primary school, shop and pub, and is conveniently located between Harrogate and Pateley Bridge.



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

6 Bedrooms · 3 En-Suites · 2 Bathrooms

Ample Off-Road Parking · Generous Plot Extending to 8 Acres · Garage · Attractive Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with glazed doors leading to the garden. Fireplace with multi-fueling stove.

DINING ROOM

A further reception room with fireplace and multi-fuel stove. Windows to the front and rear.

CLOAKROOM

With WC and washbasin. Useful coat hanging area.

DINING KITCHEN

With a range of quality fitted solid oak unit with granite worktops. Range cooker, integrated fridge and dishwasher. Tiled flooring. Glazed doors lead to the garden.

UTILITY

With space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOM ONE

A large double bedroom with dual aspect. Walk-in wardrobe.

EN-SUITE 1

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

BEDROOM 2

A further double bedroom with fitted wardrobes.

EN-SUITE 2

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

BEDROOM 3

A good-sized double bedroom.

BATHROOM

A white suite comprising WC, washbasin and bath.

ANNEXE BEDROOM

There is an additional double bedroom which has a separate access via a staircase off the utility area, which is a further double bedroom with an en-suite shower room.

EN-SUITE 3

With WC, washbasin and shower.

SECOND FLOOR LANDING

A spacious landing providing useful storage space.

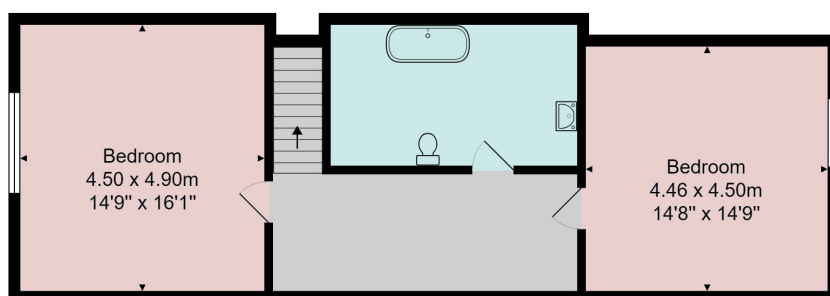
BEDROOMS 4 and 5

There are two further large bedrooms on the second floor.

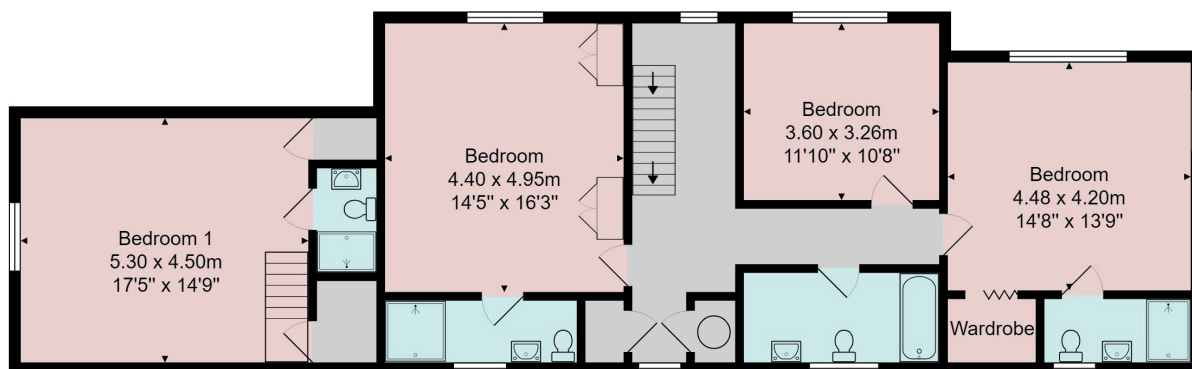
BATHROOM

A modern suite comprising WC, washbasin, and free-standing roll-top bath. Tiled flooring. Heated towel rail.

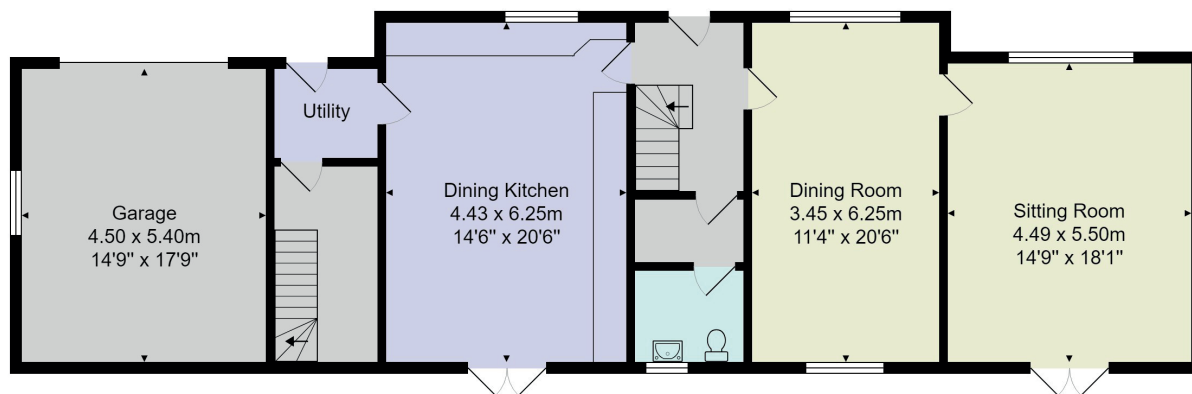
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 316.0 m² ... 3402 ft²

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

The property occupies a generous plot and has very good-sized and attractive gardens surrounding the property with lawn and extensive paved sitting areas. A driveway provides ample parking and leads to an integral garage, which has light, power and heating and electric door.

Adjoining the house are fields extending to approximately eight acres. This land is not for sale or available to purchase with the property; however, it is possible for owners of the house to have an option to rent this land if required and therefore may be of interest to those with equestrian interests.

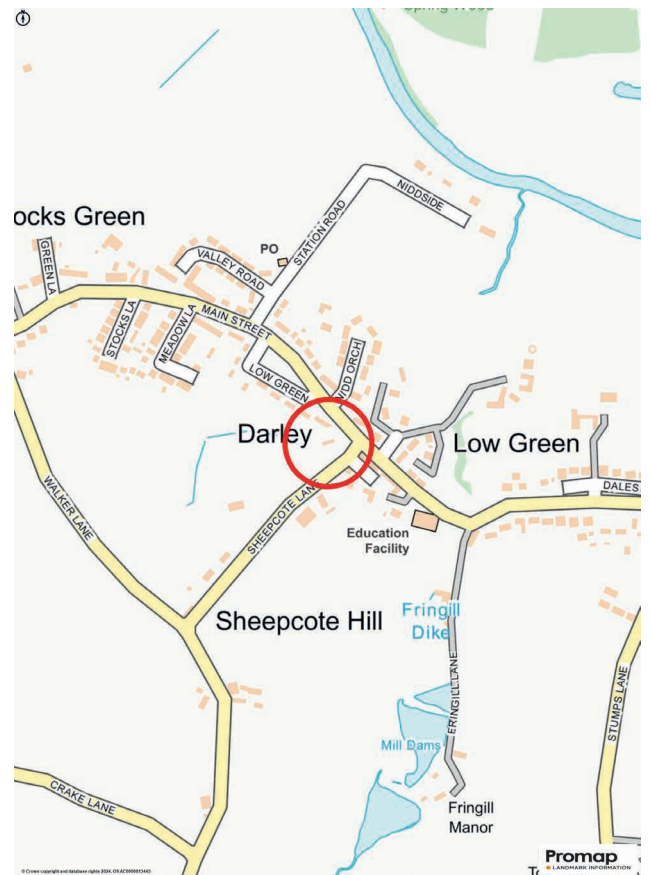
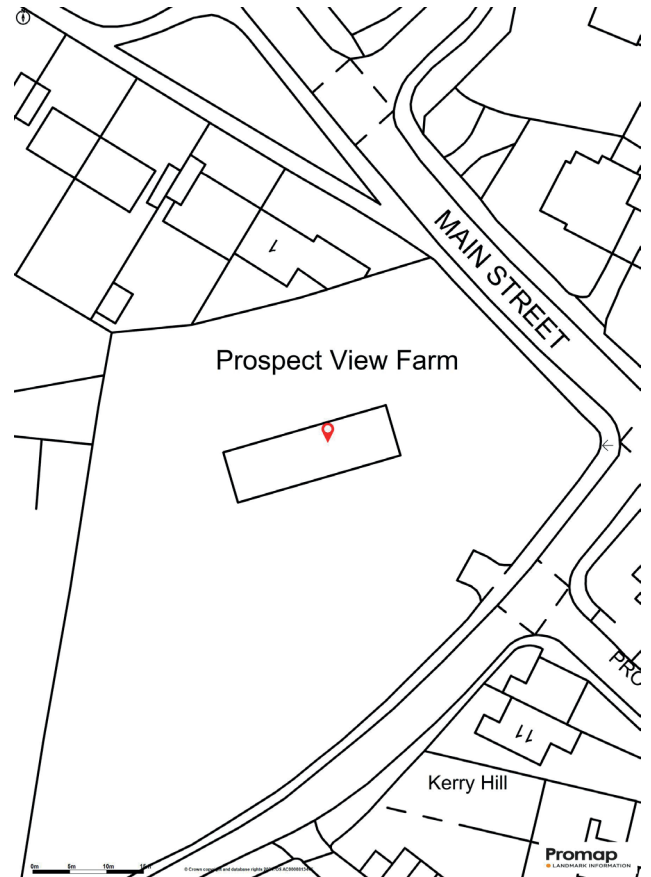
Agents Note

All mains services are connected including water, sewerage and gas.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(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@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk