



2 MOOREND FARM COTTAGE AND BARN

Harrogate Road | Dunkeswick | Leeds

2 Moorend Farm Cottage and Barn

Harrogate Road, Dunkeswick, Leeds, LS17 9LW

2 Moorend Farm Cottage offers spacious and well planned accommodation. Additionally the property benefits from outbuildings with planning consent for a one bedroom annex. and separate barn with consent to convert to a 3 bedroom dwelling and approximately 4.45 acres of grazing land.

Guide Price: £800,000

Situation

Located adjacent to the A61 Harrogate Road, just north of Harewood Bridge. There are a number of local amenities and schools in the nearby villages, together with the spa town of Harrogate approximately 6 miles to the north which is known for its superb range of schools, excellent shops, restaurants and general amenities. For the commuter, there is quick access to Leeds (10 miles) as well as the other commercial centres and the railway station in Weeton gives direct access to mainline stations in Leeds and York

Description

No. 2 Moorend Farm Cottage and Barn

A spacious, stone built semi-detached property with stunning views over open countryside, located between Harrogate and Leeds, set within picturesque Wharfedale countryside, ideally placed for commuting being close to the nearby Weeton rail link, giving regular service to Leeds,





Harrogate and York together with Leeds Bradford airport a short distance away.

The property offers spacious, well planned accommodation with the benefit of double glazing and oil fired central heating.

The accommodation comprises: entrance hall, large open plan dining kitchen with double doors to the side garden, living room with wood burner, family room with double doors onto garden, ground floor shower room, utility room and large store room. To the first floor there are three double bedrooms and house bathroom.

Outside - the property is approached via a private road leading to a large, enclosed courtyard with ample parking for several vehicles. To the side of the property there are lawned areas with summerhouse and boundary hedging. To the rear are south facing gardens with a flagged area.

Outbuilding – the outbuildings have planning permission for conversion into a 1 bedroom annex which offers the opportunity for home office or ancillary accommodation.

Land – there is approximately 4.45 acres of grazing land directly adjoining to the south of the property.

Barn – The barn offers an excellent space to create a unique home, over two floors, with integral garage, garden and superb southerly views. The planning permission provides for an entrance hall, open plan dining room, kitchen and double height living room, utility room, boot room and ground floor cloakroom, three double bedrooms, three en-suites and double integral garage.





Additional Information

Tenure

Freehold with vacant possession on completion.

Services

We are advised that the cottage has shared private drainage and mains water and electricity. The heating is via an oil-fired boiler.

Agents Note

The boundaries shown on the site plan between points A and B are to be constructed as a stock proof fence within two months of completion by the purchaser.

Joint Selling Agent: Nicholls Tyreman
01423 503076

Method of sale

The property is offered for sale by private treaty. The vendor reserves the right to conclude the sale by any other method.

Council Tax

Band D

Planning References

North Yorkshire Council (Harrogate Area)

Cottage Annex – 22/00975/FUL

Barn – 22/03582/FUL

Directions

From Harrogate take the Leeds Road (A61). Pass through Pannal and over the roundabout towards Harewood. After approximately 2 miles the property is situated along a private road on the right hand side, just before Swindon Lane on the left hand side.

Viewing

Strictly through the selling agents.
Lister Haigh, 01423 860322

Plans and Areas

The plans in these particulars are a copy of the Ordnance Survey Land

App or Promap plans. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.

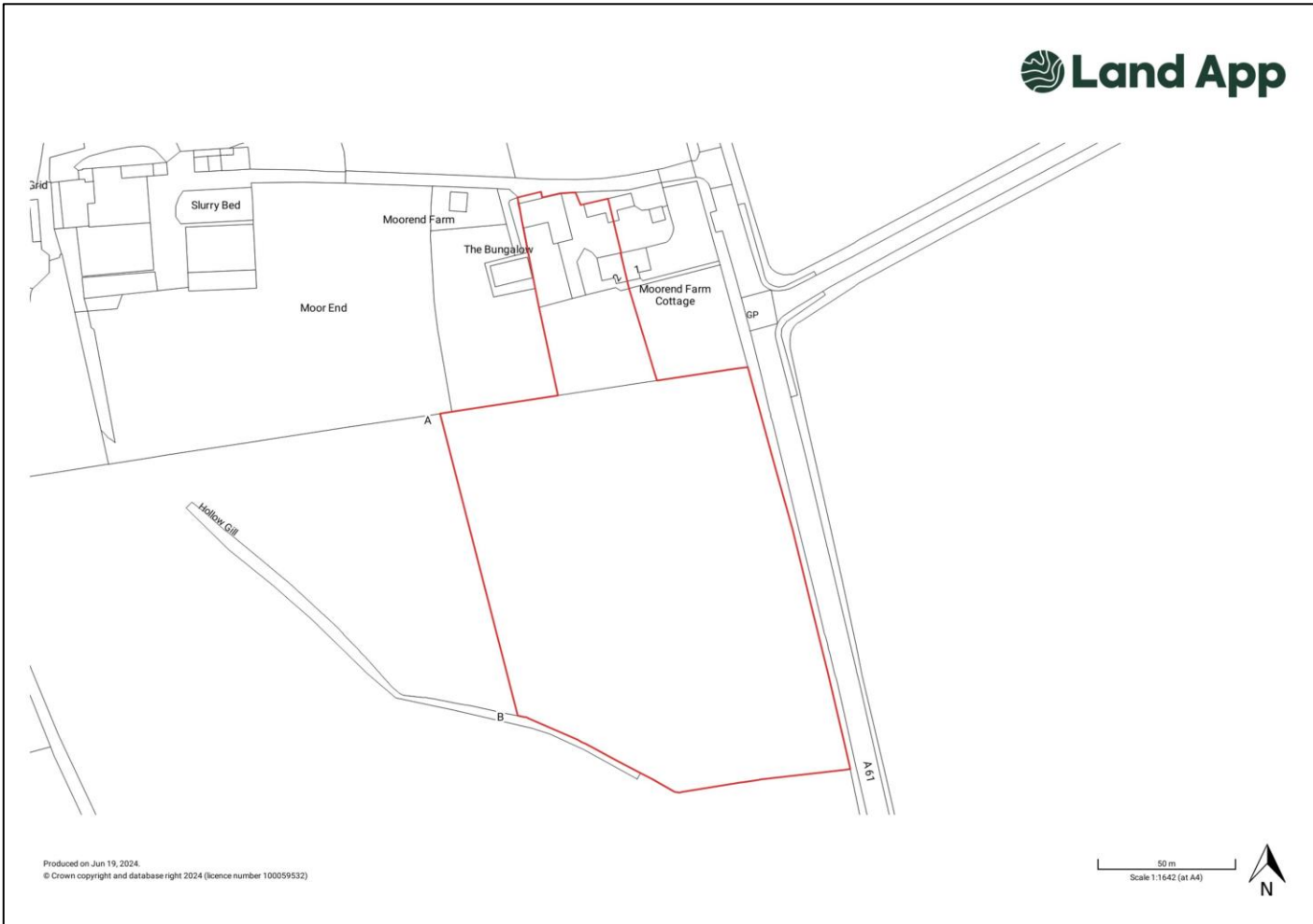
Important Notes

This property currently forms part of a larger property available for sale which includes agricultural buildings and land ref: Moorend Farm (Lots 2 & 3).

If you have downloaded these particulars from our website or third party website, please also register your interest with our office.

Dated 19 June 2024.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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