



MIDDLE FARM
Warsill | Harrogate

Middle Farm

Warsill, Harrogate, HG3 3LH

Traditional Dales Farmhouse with a range of stone farm buildings with planning permission for two dwellings. An exciting and unique opportunity for both self-builders and developers alike.

Middle Farm: Detached 4 bedroom property with planning for a separate 1 bedroom annex.

Lot 1: Property 1 - Planning for a spacious 4 bedroom property.

Lot 2: Property 2 - Planning for a 4 bedroom property with separate office and store.

Situation

Located on the edge of the hamlet of Warsill which lies within the Nidderdale AONB and is surrounded by some of Yorkshire's most stunning countryside. There are a number of local amenities and schools in the nearby villages, together with the spa town of Harrogate approximately 9 miles to the south which is known for its superb range of schools, excellent shops, restaurants and general amenities. Alternatively, Ripon is 9 miles away which again offers a good range of everyday facilities as well as the extremely popular, Ripon Grammar school. For the commuter, there is quick access to Leeds as well as the other commercial centres and the railway station in Harrogate gives direct access to mainline stations in Leeds and York.

Description

Middle Farm – Offers over £595,000

This is a traditional Dales stone farmhouse with lovely south facing open countryside views. The spacious accommodation briefly comprises: a





welcoming entrance hall with stairs to the first floor, 2 spacious reception rooms both with open fires, breakfast kitchen, a pantry giving access to a utility/boot room beyond where there is an exterior door to the rear of the property. To the first floor there are 4 bedrooms and a house bathroom.

Outside, there is an additional single storey stone building with planning consent (Planning application: 21/02532/FUL) for a 1 bedroom annex extending to 377 sq ft with an open plan living kitchen and bathroom.

The garden is to the front of the property and is south facing with open countryside views and has planning for a driveway and parking area.

Lot 1 – Property 1
Guide Price £425,000

Two traditional stone barns with planning (Planning application: 21/02532/FUL) to create a single 4 bedroom property extending to 2,400 sq ft. The proposed living accommodation is arranged over 2 floors with a reception hall and stairs to the first floor, open plan living/dining/kitchen, laundry room, living room, dining hall, 2 ground

floor double bedrooms and house bathroom. To the first floor there are 2 further double bedrooms and house shower room. The exterior space will provide ample room for a garden with countryside views, as well as space for a private driveway and parking.

Lot 2 – Property 2
Guide price £425,000

Two traditional stone barns with planning (Planning application: 21/02532/FUL) to create a detached 4 bedroom property and a separate annex consisting of an office, shower room and storage area. The total proposed accommodation extends

2,605 sq ft and is arranged over 2 floors with open plan living dining kitchen and snug to the ground floor. To the first floor there are 4 double bedrooms (1 with en suite shower room), house bathroom, house shower room and a seating/study area.

The exterior space provides ample room for parking to the north elevation with the garden being to the south and having open countryside views.



Additional Information

Tenure

Freehold with vacant possession on completion.

Services

Farmhouse:- We are advised that the farmhouse has private drainage and a private water system and mains electricity. The heating is via an oil-fired boiler.

Lots 1 and 2: -It will be the responsibility of the purchaser to install separate service connections and meters. Purchasers are advised to make their own enquiries as necessary to satisfy themselves about their availability and

adequacy. The purchasers will be required to work with the sellers and adjoining owners to facilitate the provision of services.

Council Tax

Middle Farm – Band D

Planning Reference

North Yorkshire Council (Harrogate Area)

21/02532/FUL

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.

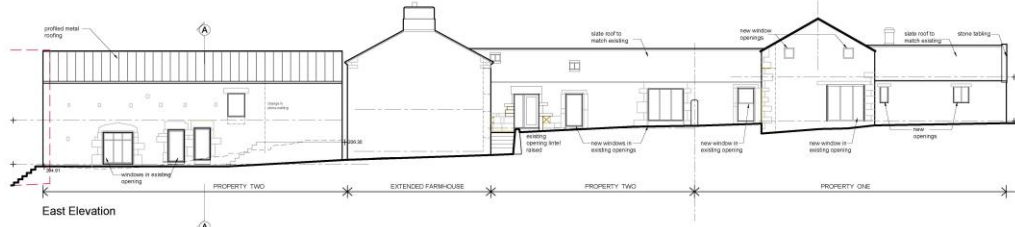
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If you have downloaded these particulars from our website or third party website, please also register your interest with our office.

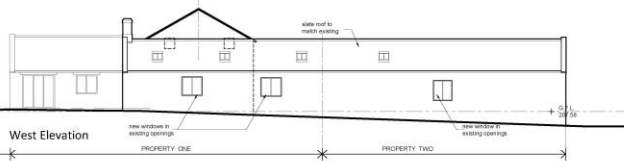
Directions

From Knaresborough centre take the B6165 to Ripley, at the first roundabout take the 3rd exit towards Ripon and at the next roundabout take the second exit, towards Pateley Bridge. Take the right turn onto Fountains Road (signposted to Fountains Abbey), after approx.. 3 miles take a left turn onto Careless House Lane. Continue on this road for approx. 2 miles and just after Warren Forest Park take a left turn to Warsill (also with a dead-end sign), continue down this road taking the second driveway on the left with a Millstone located at the entrance.

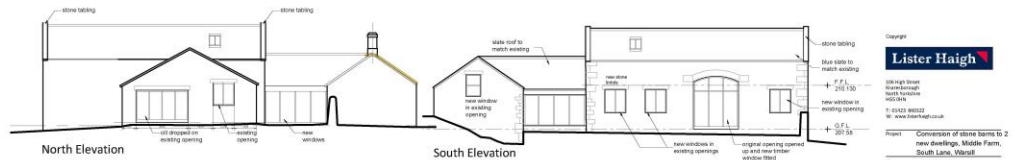
June 2024.



East Elevation



West Elevation



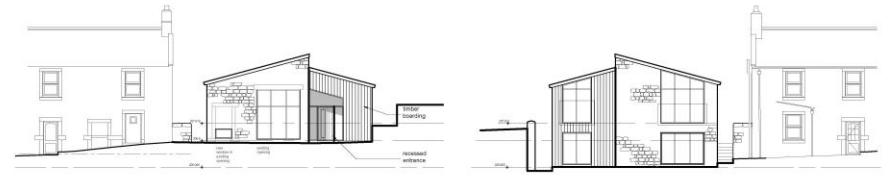
North Elevation

South Elevation



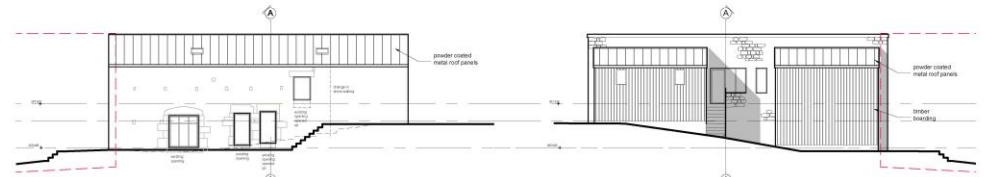
105 High Street
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BN1 1AA
T: 01243 89323
W: www.listerhaigh.co.uk

Project: Conversion of stone barns to 2 new dwellings, Middle Farm, South Lanes, Worthing
Client: Mr & Mrs D. Cookburn
Title: Proposed Elevations
Scale/Sheet: 1:100 @ A2



North Elevation

South Elevation



East Elevation

West Elevation



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Title: Proposed Ground Floor Plans
Scale/Sheet: 1:100 @ A1
Drawing No: 15143/5A
Notes:



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Title: Proposed First Floor Plans
Scale/Sheet: 1:100 @ A1
Drawing No: 15143/5B
Notes:



Ground Floor



First Floor

Total Area: 162.0 m² ... 1744 ft²

All measurements are approximate and for display purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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