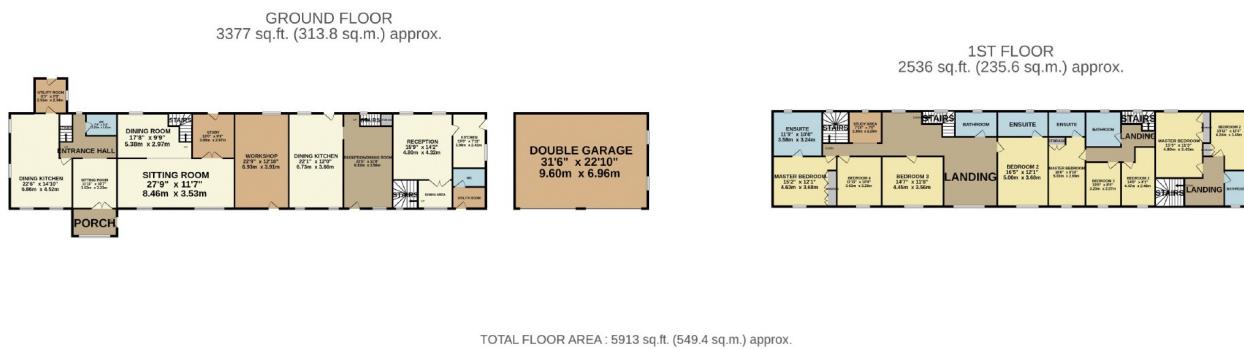


## Floor Plan



## Energy Performance Certificates

**Asking price £1,250,000**

Dodd Hill Farm, Dike Lane, Dacre, Harrogate, North Yorkshire, HG3 4EY

9 Bedroom Character Property

*Dodd Hill Farm is a beautifully positioned detached character home with two adjoining cottages set in 4 acres approx of formal gardens, paddock and woodland with far reaching Nidderdale views. No chain involved.*



## Directions

Proceed from Harrogate on the A59 toward Menwith Hill. Turn right toward Darley and Dacre. When in Dacre turn left onto Dacre Lane.

Take a right turning onto Dike Lane and Dodd Hill Farm is the first property on your right.

Council Tax Band

Tenure Freehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH

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info@hopkinsons.net

## Description

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Dodd Hill Farm is a beautifully positioned detached character home with two adjoining cottages set in 4 acres approx of formal gardens, paddock and woodland with far reaching Nidderdale views. No chain involved.

This stunningly situated home offers space and privacy in an area of outstanding natural beauty. It makes the ideal family home with scope subject to the normal consents to extend or knock through to create and still leave a delightful two-bedroom cottage that has been used as an Airbnb providing valuable income.

The property is located only 8 miles from Harrogate and local village amenities are situated at Pateley Bridge, Summerbridge, Darley, Birstwith and Hampsthwaite.

The main period farmhouse briefly offers Entrance porch, reception hall with a multi burning stove, guest cloaks/wc, character sitting room with multi burning stove and a pleasant dining area. Useful study and a charming Minstrels gallery with far reaching views.

A main feature of the property is its delightful living family kitchen with another multi burning stove set to a stone fireplace. There are beamed ceilings and an Aga set to a good range of storage cupboards. Useful utility room with access to the rear gardens and woodland.

At first floor there is a spacious landing. Master bedroom with en suite bathroom with shower unit, guest bedroom with en suite, two further bedrooms, dressing area and house shower room.

There is an independent access to Mistal - a charming cottage offering an open plan lounge with dining area, spacious fitted dining kitchen. At first floor there is a Master bedroom with en suite shower room, two further bedrooms and house bathroom.

There is a further charming cottage Spinney that has been used as an Airbnb and with its own private entrance offers a lounge, fitted kitchen, dining area and utility space. At first floor there are two bedrooms and a house shower room.

All the furniture is available to purchase so the lettings can start immediately on legal completion.

Outside there is a useful lockable workshop 23' x 13' which could form additional living space for either the farmhouse or Spinney cottage subject to the necessary consent.

The property is approached by double opening electric gates that leads into a private driveway that offers parking for numerous cars. Additionally, there is a detached double garage. The grounds are stunning with a mix of formal lawns, pretty wildlife pond, enclosed grass paddocks ideal for sheep, horses or ponies.

There is also a super wood to the north at the rear of the property providing privacy, shelter and a great playing area for all.

