



*Guide price £400,000*

*Cragg Hall Barn, Wilsill, Harrogate, North Yorkshire,  
HG3 5EE*

Character Property - detached

*A rare opportunity to acquire a detached stone barn with planning permission that will create over 2000 ft. Of living accommodation set in its own land with far reaching Nidderdale views.*



#### Agents Notes

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**HOPKINSONS**  
E S T A T E **H** A G E N T S

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

A rare opportunity to acquire a detached stone barn with planning permission that will create over 2000 ft. of living accommodation set in its own land with far reaching Nidderdale views.

Cragg Hall Barn (application no 6.49.333.C.PA) gives a rare opportunity for the discerning purchaser to modernise to their own taste over 2000 ft. of living space with far reaching views in an area of outstanding natural beauty.

There is also the opportunity to acquire a detached house (Cragg Hall) close by that has planning permission that would make a house that shows a total area of 5122 ft. arranged over three floors and forms a most impressive family home with extensive accommodation.

This amazing unique opportunity offers a barn that stands in a commanding elevated position with far reaching woodland and countryside views in an area of outstanding natural beauty

The private grounds have deer, pheasant, partridge and natural wildlife in a peaceful tranquil get away from it all!

Cragg Hall Barn is situated off a country road between Wilsill and Smelthouses.

It is conveniently placed for those that may require access to Pateley Bridge by car and by a regular bus service that connects Pateley Bridge and Harrogate. There are primary schools in nearby Glasshouses and Summerbridge, secondary schools in Pateley Bridge and Harrogate as well as private schooling in Birstwith and Harrogate.

## Directions

From Harrogate follow the B6165 through Summerbridge and Low Laithe. After the long straight on entering Wilsill turn immediately right toward Smelthouses. Take the second left turning and follow the line up past Kiln house. Proceed up the hill and bear right through the field and Cragg Hall barn is set on the top to your left hand side.

