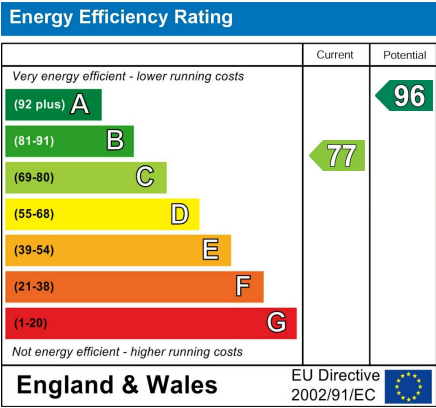


Floor Plan



Energy Performance Certificate



Directions

Proceed along the A59 Skipton Road out of Harrogate and turn right before Menwith Hill base onto Cold Cotes Road and first right onto Cold Cotes Lane where the property is easily found on the right hand side.

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.



£1,850,000

Highfield Farm and Barn Cote Hill Road, Felliscliffe, HG3 2LN      7 Bedroom Barn Conversion

**A rare opportunity to acquire an 11 acre smallholding with the advantage of two independent dwellings with separate driveways making a superb investment opportunity located in this most desirable Nidderdale location. No chain involved.**



HOPKINSONS  
E S T A T E A G E N T S

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



Description

Highfield Barn and Highfield Cottage is set comfortably in its own private land with paddocks and formal well kept gardens that feature outstanding Nidderdale views positioned in a convenient location for Harrogate, Skipton and Otley.

Highfield Barn is a stunning character Barn conversion with four bedroomed accommodation.

The attached Highfield Farm has a driveway that splits from the main driveway and creates a super relative/air b and b with a spacious lawn and stunning far reaching Nidderdale views.

The property also has full planning permission granted on a conversion of an existing outbuilding to create a two bedroomed holiday cottage Annexe (22/00030/FUL) with Harrogate Borough Council.

The property will appeal to those with horses/ponies with a covered building with stables, stores and tack area.

Highfield, barn, currently office, entrance, hall, guest cloakroom, utility room, lounge, sitting room, opening up to a farmhouse, dining kitchen by the Little London kitchen company with electric aga, American style chrome fridge freezer, integrated dishwasher, Bosch oven and granite worktops extending to a spacious breakfast bar. At first floor there is a Master bedroom with ensuite shower room together with a guest bedroom with ensuite shower room. There are two further bedrooms and a house bathroom.

Highfield farm features, a reception hall, guest, cloakroom, lounge, family room, dining room and kitchen with a utility room.

At first floor there is a Master bedroom with a modern ensuite bathroom, two further bedrooms and a modern house bathroom. Outside there is an extensive parking area and a good size lawn with views over the paddock land and beyond.

There are two useful outbuildings, one currently used as a gymnasium and the other as a useful store.

The property is situated close to Swinsty and Fewston Reservoirs.

The nearest amenities are in the nearby village of Darley, where there is a primary school, shop, public house and cricket club. There is also a primary school in Kettlesing and an independent primary "Belmont Grosvenor School" in the nearby village of Birstwith.

Harrogate is an approximate 10 minute driveway where there is an excellent range of shopping, schooling opportunities and a whole host of bars, restaurants and Cafes.

