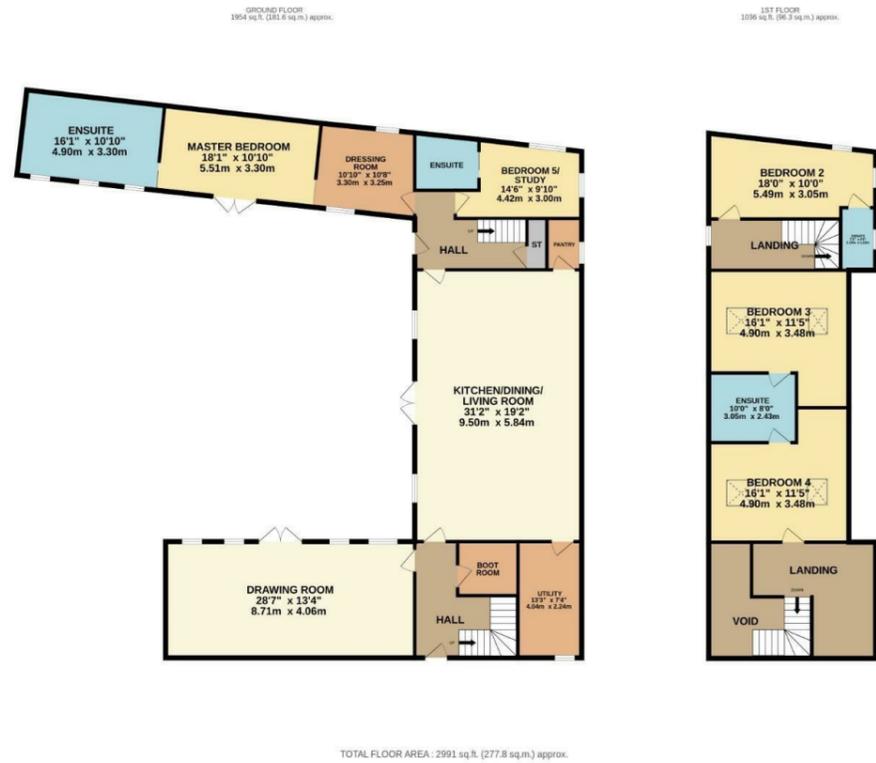


Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road. Turn left onto the Harrogate bypass. Take the second right onto Hags Road. Follow the road round to the left and the properties are found on your right hand side clearly marked by a Hopkinsons For Sale Board.

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.



Price Guide £1,800,000

The Old Dairy, Eden Park Hags Road, Follifoot, Harrogate, HG3 1EQ

5 Bedroom House

**OPEN TO VIEW SATURDAY 28TH FEBRUARY 9-00- 12-00 BY APPOINTMENT ONLY**  
 A superb barn conversion that seamlessly blends historic craftsmanship with contemporary design, creating a unique and character-rich dwelling with five bedrooms and detached double garage, located between sought-after villages.



**HOPKINSONS**  
 ESTATE AGENTS

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

## Description

Nestled in the scenic surroundings of Eden Park on the outskirts of Harrogate, The Old Dairy is a beautifully executed stone barn conversion that seamlessly blends traditional charm with a stylish modern design. Arranged in a U-shape on the ground floor, with most rooms benefiting a southerly aspect over the private courtyard, the property is finished with Farrow & Ball paints, Lapidia tiling with underfloor heating to the ground floor and fitted carpets in the first-floor bedrooms. There are Premium Corston fluted brass wall lights fitted throughout, complemented by a sophisticated Lutron system that allows creation and control custom lighting 'scenes' for any occasion.

The accommodation flows from a welcoming double-height entrance hall with a useful cloakroom/boot room and timeless bespoke oak staircase with glass balustrade to the galleried landing over. It leads to the impressive drawing room, featuring a vaulted ceiling with stunning exposed oak beams and a central, stylish log burner set within a beautiful stone surround to create a cosy focal point. These combined provide character and comfort in equal measure alongside a set of French doors that open to the courtyard and provide a wealth of natural light,

perfect for entertaining or relaxing.

Anchoring the home and connecting all the wings is the heart of the home, the stunning open-plan kitchen, dining and living room designed with modern living in mind. This expansive space is ideal for both day-to-day family life and hosting guests, with direct access to a walk-in pantry and a well-equipped utility room providing plenty of additional storage space. The kitchen itself has been tailor made by RoomRoom and has a range of hand-painted wall and base units, a custom central island with fitted booth seating area, complementary luxurious quartz worktops and splashbacks and integrated Siemens appliances. The remaining space, configurable to the purchasers' own requirements, has living and dining areas with ample space for a good-sized dining table, a media wall with shelving and full-height glazing incorporating French doors to the courtyard.

An internal Crittall door leads to a second hall and to a dual aspect study that provides a quiet and versatile space for home working or potential use as a fifth bedroom with an en suite shower room. Completing the ground floor is the spacious principal bedroom suite that offers luxury and privacy with vaulted

ceilings and exposed oak beams that are elegantly accentuated with integrated LED lighting, reflecting the barn's original structure. To one end of the bedroom is the fully fitted dressing room with wood effect doors that add a touch of warmth and comfort. To the far side is the luxurious en suite bathroom that briefly comprises twin sinks, a freestanding bath and separate walk-in shower, paired with brushed nickel fittings.

Stairs rise from both halls to two first floor landings, one galleried and overlooking the living space below, reinforcing the barn's open and airy feel. The vaulted first floor houses the property's three remaining double bedrooms, one with exposed ceiling beams and a contemporary en suite shower room. The two others having fitted wardrobes and sharing Jack and Jill access to an equally refined en suite shower room.

**Services:** Mains electric and water. Private drainage which we believe to be compliant. Bosch air source underfloor heating downstairs.

### Outside

The property is approached via an electric gated entrance with an illuminated Corten steel house

sign. A gravelled driveway leads to the private EcoGrid parking and to the double garage with electric doors and a car charger. The property is arranged around a private south facing courtyard garden that features a water fountain and Collingwood antique brass lighting. The landscaping includes a wraparound paved and gravelled walkway, raised planters and a resin patio ideal for entertaining and al fresco dining and enjoying far-reaching views over surrounding countryside.

To the front, the property also benefits from a further stock-fenced area, seeded to provide a further generous lawned garden.

### Location

Having an enviable Follifoot address, this property has the advantage of being close to two local villages, Follifoot and Spofforth. The sought-after village of Follifoot has a good range of day-to-day amenities including a village store, post office, church, two public houses, a favoured primary school, a popular children's play area and a cricket club.

