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Dairy Barn, Coville House Farm, Bouthwaite, Harrogate, HG3 5RS

A stunning five-bedroom barn conversion arranged over three floors, recently transformed to an exceptional standard, with detached double garage, delightful gardens and enjoying an idyllic countryside setting with breathtaking rural views.

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Guide Price: £599,000

- Exceptional barn conversion
- Tastefully restored accommodation
- Two principal reception rooms
- Family dining kitchen
- Five double bedrooms
- Four bath / shower rooms
- Delightful gardens
- Detached double garage and ample driveway parking







General remarks

Dairy Barn is an outstanding five-bedroom semi-detached barn conversion that has recently undergone a comprehensive transformation. Thoughtfully redesigned and beautifully appointed throughout, this elegant home blends contemporary luxury with rural charm, creating a residence of exceptional quality in a truly idyllic setting. Situated in the picturesque hamlet of Bouthwaite, Dairy Barn enjoys views across open countryside providing an enviable lifestyle opportunity, whilst conveniently located close to the popular town of Pateley Bridge.

At the heart of the home lies the magnificent kitchen breakfast room, featuring a contemporary range of quality cabinetry, attractive work surfaces, a substantial central island and a bespoke solid oak seating area. Adjacent to the kitchen is a versatile reception room currently utilised as a formal dining room. This adaptable space could equally serve as an office, playroom or even a ground-floor bedroom if required, with the benefit of direct access to a stylish shower room. The elegant lounge enjoys windows to three elevations and enjoys delightful views across the surrounding landscape. Completing the ground floor is a useful utility room.

To the first floor, a spacious landing leads to three generous double bedrooms, all enjoying attractive views of the surrounding countryside. The principal bedroom benefits from a modern en-suite shower room, whilst the remaining bedrooms are served by a spacious and elegantly appointed family bathroom. The second-floor landing enjoys a delightful outlook across the valley, creating a peaceful retreat ideal for a cosy reading nook or quiet relaxation area and comprises two double bedrooms and an additional bathroom. These versatile rooms are ideal for larger families, guests, home working or hobby space.

Externally, to the front of the property, a substantial flagged terrace provides the perfect setting for outdoor entertaining and relaxing, and a delightful bridge crosses a gently flowing beck and leads to a separate elevated garden area. It is a truly magical setting that perfectly encapsulates the peace, privacy and natural beauty of the Nidderdale landscape. The property further benefits from a detached double garage, providing excellent storage, workshop potential or secure parking.

Dairy Barn represents a rare opportunity to acquire a beautiful country home offering flexible accommodation, exceptional presentation and a lifestyle that perfectly balances luxury living with the serenity of the Yorkshire countryside. Whether seeking a substantial family residence, a rural retreat or a home designed for modern multi-generational living, Dairy Barn is a property that must be viewed to be fully appreciated.

Floorplans



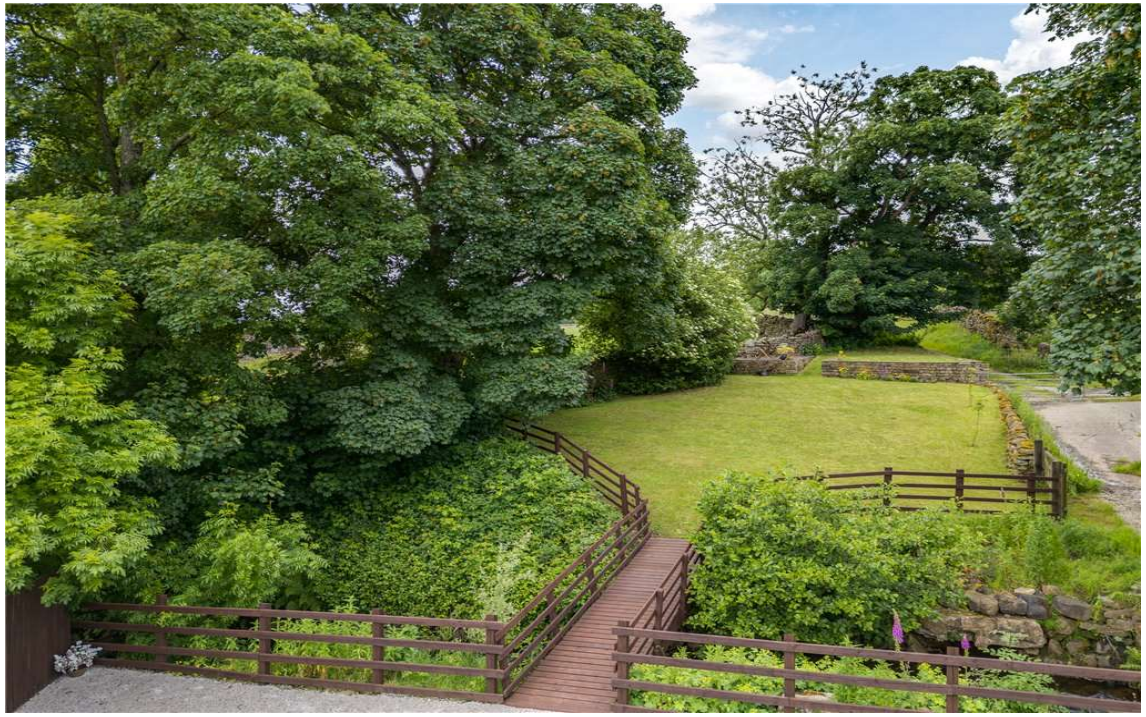
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Contact us

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Directions

Proceed out of Pateley on Low Wath Road to Ramsgill. After passing through the village and after the bridge turn right to Bouthwaite. Follow the road, bearing right at the top and continue to follow the road. Pass in front of the houses and continue to the end of the road, bear left and follow the driveway around to the property identified by our for sale sign.

What3Words playful.trade.dugouts

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity and water installed. Heating is oil fired. Drainage to a shared treatment plant.
- Detached double garage and ample driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: PAT260055