



## Stable Barn, Coldstones Fold Farm, Bewerley, Harrogate, HG3 5BJ

This impressive four bedroom detached barn conversion in a stunning Nidderdale setting boasts stylish accommodation (over 2400 sqft) with delightful gardens, garaging and far reaching aspects across the A.O.N.B.

UP TO 27 ACRES OF ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION.

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## Stable Barn, Coldstones Fold Farm, Bewerley, Harrogate, North Yorkshire, HG3 5BJ

**Guide Price:** £810,000

- Stunning barn conversion
- Quiet rural setting
- Many period features
- Luxury kitchen and bathroom fittings
- Four reception rooms
- Four double bedroom
- House bathroom/Two ensuites
- Double garage and parking



## General remarks

Stable Barn was originally converted in 2003 within handsome stone elevations with a wealth of character features including exposed beams and wooden flooring combined with modern creature comforts including comprehensive double glazing and oil fired heating.

Coldstones Fold Farm is a community comprising just three high quality dwellings quietly situated within the Nidderdale Area of Outstanding Natural Beauty within close striking distance of the thriving town of Pateley Bridge.

A welcoming entrance hall access through the arched featured door opening reveals an impressive staircase and galleried landing with twin doors to a private study, twin doors to the dining room and separate guest cloakroom. Connecting formal reception rooms are ideal for entertaining and relaxing with an elegant sitting room having further twin doors to the dining room.

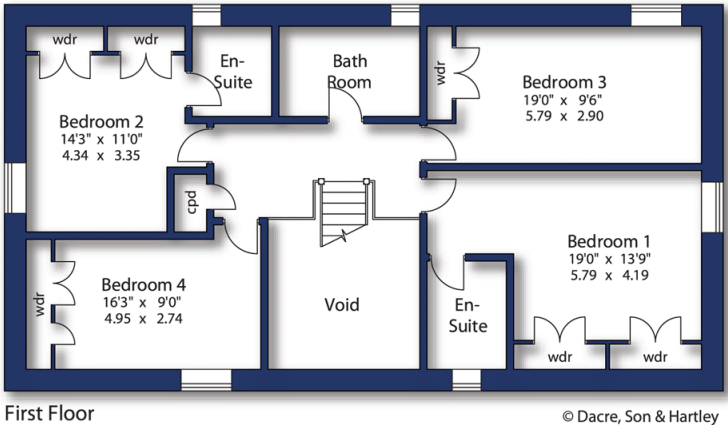
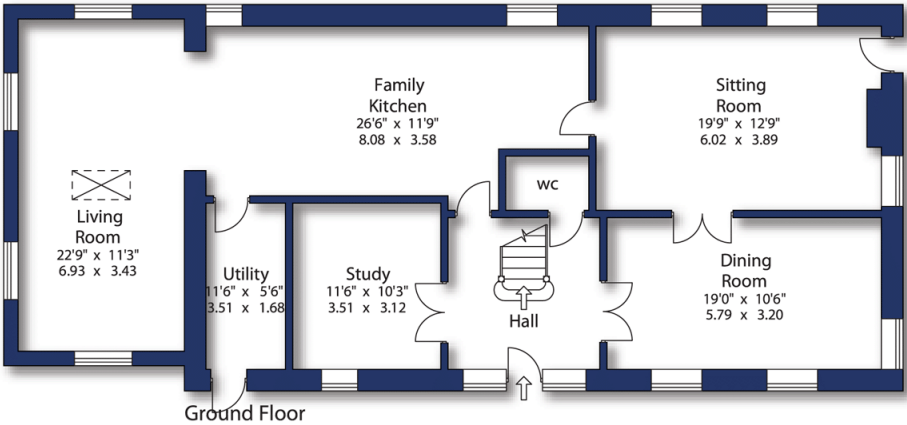
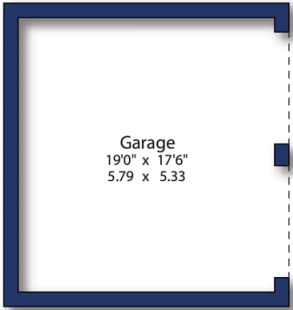
The growing family will appreciate the versatility of the high quality family kitchen with an extensive provision of granite work surfaces, integrated appliance and fitted cabinets; this connects with a spacious living room and a useful utility room.

The impressive galleried landing leads to two equally impressive double principal bedrooms both with ensuite facilities and built in wardrobes and two further double bedrooms with fitted furniture are served by a stylish house bathroom.

Stable Barn is approached via a shared tarmac driveway leading to a detached stone built double garage (19 x 17'6") with twin up and over doors, gravelled parking with additional parking for four vehicles accessed from the nearby bridal way.

Gardens have been attractively landscaped comprising ornamental lawns and seating areas, with mature woodland providing shelter and privacy on the western boundary.

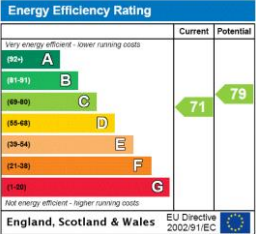
The setting is perfect for the buyer seeking to enjoy rural living without sacrificing ease of access to the many facilities in Pateley Bridge and the commercial centres of West and North Yorkshire.



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## CONTACT US



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## Directions

Leaving Pateley Bridge on the B6265 after approx. 2.5 miles at the sign for 'Greenhow' turn right into the layby and follow the track to the first gate on the right (sign) 'Coldstones Fold Farm'. Follow this track where the property can be found on the right after approx. 0.5 miles.

skewing.amuse.interlude

## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Mains electricity and water, drainage to sewage treatment plant maintained by reputable local contractor
- Double garage and parking

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low, Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

## 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 £24.00 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: PAT110081