



Drovers Garth, Fellbeck, Harrogate, North Yorkshire, HG3 5ET

This charming double fronted period former farmhouse which has been sympathetically extended and upgraded enjoys a tranquil rural setting with delightful aspects towards Brimham Rocks on the horizon. In all circa 2.65 acres.

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Drovers Garth, Fellbeck, Harrogate, North Yorkshire, HG3 5ET

Guide Price: £749,000

- Charming period farmhouse
- Two separate reception rooms
- Snug / Home office
- Well-appointed kitchen
- Three family bedrooms
- House Bathroom / Shower Room and Guest Cloakroom
- Pretty enclosed gardens
- Paddocks / agricultural barn / stone built loose box



General remarks

Drovers Garth is quietly situated at the end of a private lane close to the Nidderdale village of Fellbeck and within easy travelling distance of Pateley Bridge, Ripon and Harrogate.

Handsome stone elevations under a slate roof have been cleverly enlarged by a sympathetic rear extension and with tasteful interior design the property now offers well-balanced family accommodation with oil fired heating and the potential for further extension (subject to the relevant consents).

A reception lobby and inner hall give access to two separate reception rooms; an elegant sitting room with wood burning stove and a separate dining room with a feature fireplace.

A well-appointed kitchen has a high quality range of fitted work surfaces and cabinets, also

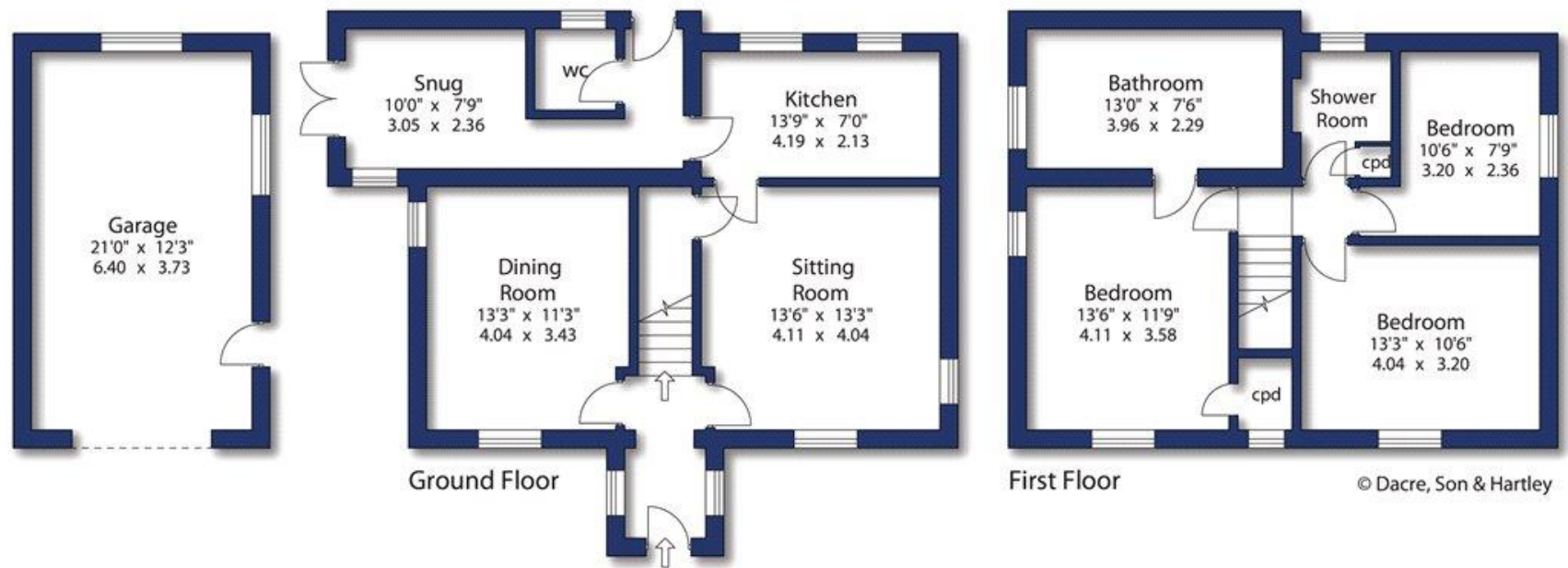
incorporating integrated cooking appliances and a rear hallway with guest cloakroom leads to a private snug/home office with French doors opening onto garden areas.

On the first floor two double family bedrooms and a further guest bedroom are served by a luxury house bathroom and a separate contemporary shower room.

There is off road car parking within a forecourt driveway and to the front of a substantial detached garage (20'9 x 12'3ft).

Drovers Garth is situated within delightful lawned gardens with private seating areas beyond which there is a fully enclosed paddock to the side of the house and a further field to the front ideal for those purchasers with equestrian interests (total offering circa 2.65 acres). Also having a agricultural barn and double stone built loose box.

Floorplans





**Mortgage
Advice Bureau**

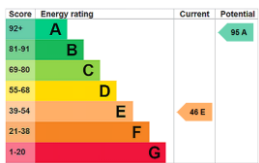
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Contact us



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Directions

Proceed from Pateley Bridge towards Ripon on the B6265. Enter the village of Fellbeck, pass the Half Moon pub and proceed up the hill the first track on the right hand side. Drovers Garth can be found at the bottom of the track on the right hand side.

What3Words

bedroom.thread.cake

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains water, electricity, oil fired heating, drainage to shared septic tank
- Detached garage and gated 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 £26.10 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.

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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: PAT250052