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Copse View, Dike Lane Farm, Dacre, Harrogate, HG3 4EY

A stunning, recently converted, six bedroom semi-detached barn conversion with high quality interiors, gardens and garage, situated in an idyllic rural setting.

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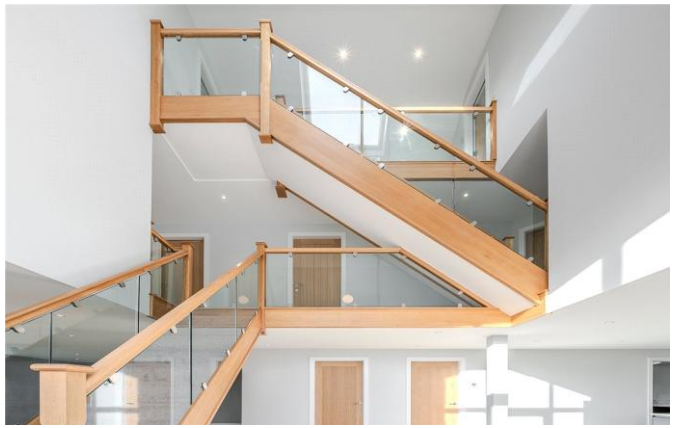
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Copse View, Dike Lane Farm, Dacre, Harrogate, HG3 4EY

Guide Price: £925,000

- Semi-detached barn conversion
- High quality interiors
- Contemporary ground floor open plan living / dining / kitchen space
- Separate utility and office
- Six bedrooms - two with en-suites
- Luxury bath / shower rooms
- Garden and attached garage







General remarks

Occupying an enviable position within a beautiful rural setting, this impressive and generously proportioned six bedroom semi-detached barn conversion offers approximately 3298 sqft of beautifully appointed accommodation, combining character, space and high quality interiors. Thoughtfully arranged over three floors, the property provides exceptional flexibility for modern family living, with impressive reception space, six bedrooms and attractive countryside views.

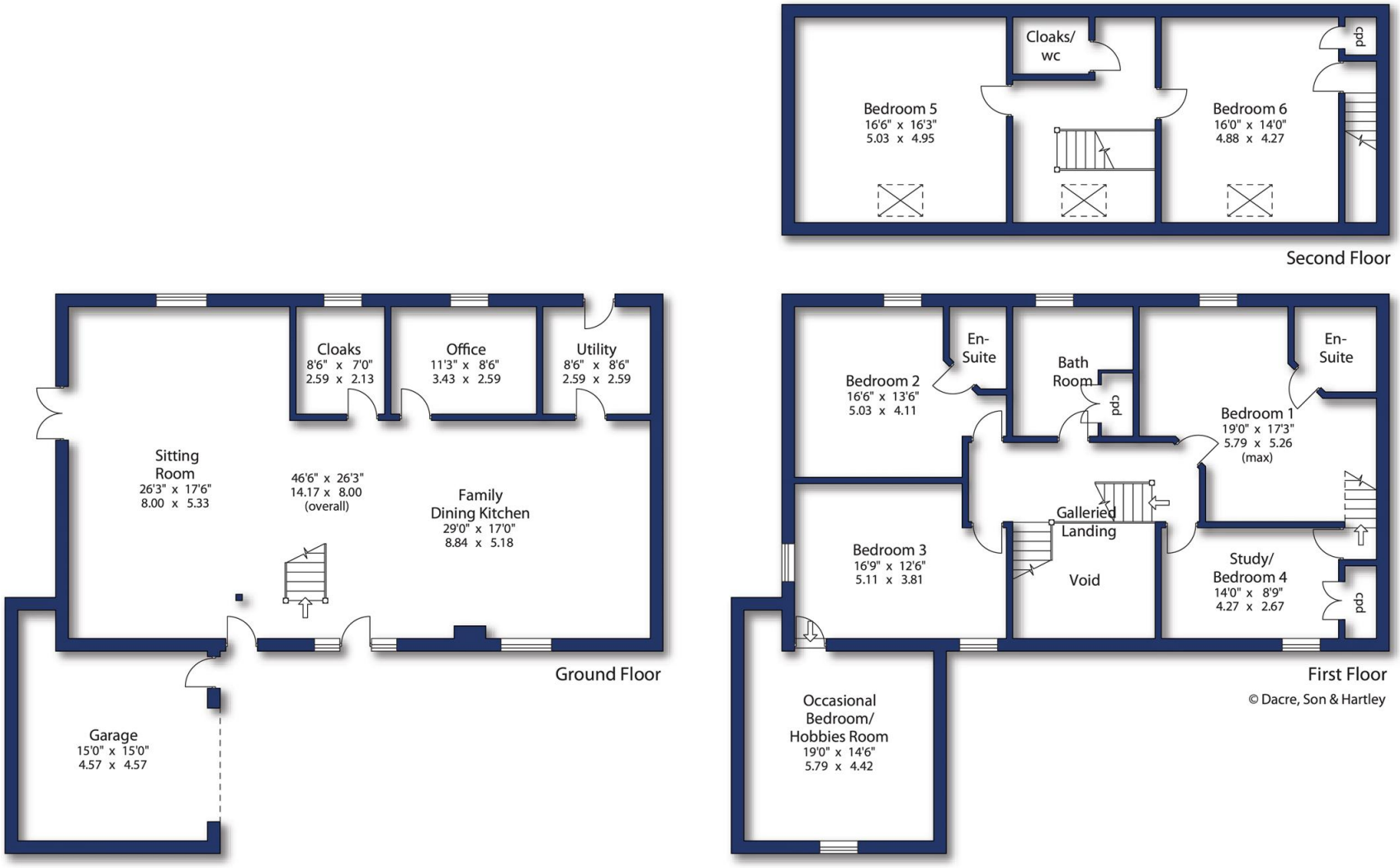
The heart of the home is undoubtedly the stunning full width open plan living space, incorporating a spacious sitting room which flows seamlessly through to the family dining kitchen. This wonderful area provides an ideal setting for both everyday family life and entertaining. Further ground floor accommodation includes a separate utility room, home office and cloakroom.
A striking staircase leads to the first floor galleried landing, creating an impressive sense of space and providing access to four bedrooms. Two of these bedrooms benefit from en-suite facilities, while bedroom three also provides access to an occasional bedroom/hobbies room situated above the garage. AA beautifully appointed family bathroom completes the first floor accommodation.

The second floor offers two further bedrooms, both featuring Velux windows to the front, together with a separate WC, providing additional versatility for family members, guests or those requiring further private space.

Externally, the property is approached via a driveway leading to allocated parking areas and to the front of the attached garage (15' x 15'). The driveway also provides access for neighbouring properties. To the front, there is an attractive lawned garden area. To the rear, a garden enclosed by traditional dry stone walls and featuring established trees offers a charming outdoor setting. The garden provides an excellent opportunity for a new owner to create and landscape this outdoor space to their own individual tastes and requirements.

This is a delightful and unspoilt rural setting situated above the village of Dacre, and the location offers convenient access to the A59 and the towns of Harrogate, Otley and Skipton, where schooling for secondary and primary ages is available. A comprehensive range of shops and other amenities can be accessed in the nearby thriving township of Pateley Bridge.

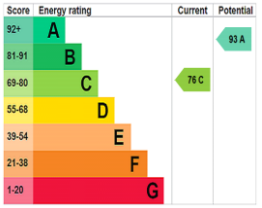
Floorplans



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Dacres Surveys
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Contact us

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Directions

From the Menwith Hill crossroads on the A59 proceed along the B6451 to the village of Dacre. Turn left onto Dacre Lane and continue along turning right by the post box onto Dike Lane. Proceed for approx. one mile where the property will be found on the left hand side identified by our For Sale board.

What3Words finishes.chipper.wove

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently NA

Tenure, Services & Parking

- Freehold. It is envisaged that a management company will be set up between the three property owners covering the maintenance of communal driveway, water treatment plant etc
- Mains electricity and water. Oil fired heating. Drainage to a water treatment plant.
- Shared driveway leads to private parking area and garage

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: PAT250086