



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceeding out of Harrogate towards Skipton on the A61 Skipton Road, turn right into the B6451, where the entrance to 'Three Wells Farm' can be found on the left hand side.



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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Three Wells Farm, Menwith Hill Road, Darley

Guide price £1,150,000

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SALES & LETTINGS

'Three Wells Farm' is a stunning 5 bedroom farmhouse having been tastefully extended, re-designed and modernised. The property features spacious split level accommodation enjoying breath taking panoramic views across open countryside. Standing in circa 3.5 acres of formal gardens, adjoining fields and a double garage.

Accessed via a shared driveway owned by Three Wells Farm leading through electric gates into a private drive with ample parking for four cars. Once entering the well presented property you will notice the solid Yorkshire stone flooring which flows throughout the kitchen dinning area, which is also fully appointed with integrated built in appliances and an oil burning AGA. The kitchen has the use of a pantry and utility. Off the kitchen you will find a state of the art Cinema room fitted with a surround sound music system and a TV projector ideal for family living. Leading on from the kitchen is the dining room which in turn opens up into a large spacious open plan living room with stunning panoramic country side views. Inside the room you are still very much at heart with country living as original features such as the solid wood burner and tastefully decorated wooden beams have been retained throughout the room and the entire property. Off the living room, is the home library with built in bookcases and large windows allowing in plenty of light. Adjacent to the living room is where you will find a well equipment home office/ study with hard wired Internet, again offering scenic views, solid wood floor and feature exposed beams.

A solid oak and glass modern staircase leads you onto the spacious landing where you are faced with a breath taking floor

to ceiling glass window over looking beautiful Nidderdale. Upstairs you will find five spacious double bedrooms. The main bedroom boasts an impressively open plan and modern layout, vaulted beamed ceilings, solid Oak wooden floors and is- fitted with built-in wardrobes and additional storage. The en-suite is separated by a floor to ceiling glass wall and has been fitted with a stunning roll top bath and all new sanitary wear. The further four well proportioned double bedrooms branch off the landing area, which is where you will also find a good size house bathroom.

Outside the property sits in the 3.5 acres of land which is split between stunningly presented family gardens with seating areas and flagged patios ideal for entertaining. Within these gardens is a well established meadow with additional seating area. Adjoining paddocks currently used for grazing land. Stone built double garage.

Local attractions include: Brimham Rocks, Fountains Abbey, the historic town centre of Pateley Bridge and the beautiful Yorkshire countryside. Harrogate (approx 18mins) offers many other attractions and amenities including bars, restaurants, boutique shops and cafés. For those requiring travel further afield, Leeds Bradford Airport can be accessed within 30 mins by car and there is a direct London to Harrogate train service. Nidderdale is an area of outstanding natural beauty, and therefore is surrounded by some of the region's most beautiful countryside. The property has a wealth of walks right on the door step, and offers close proximity to the Spa town of Harrogate, as well as the retail delights of the cosmopolitan city of Leeds; both of which offer a wide range of shopping outlets, an excellent choice of eateries and fine dining



Bus
10 minutes by foot



Main Roads
A59 0.5 miles
A1M 18.1 miles



Train
Harrogate 8.9 miles
Leeds Bradford 13.5 miles



Airport
Leeds Bradford 13.5 miles

Fixtures & fittings
All high quality fixtures and fittings can be negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band G

Services
Mains electric is connected, private water supply, septic tank and oil fired central heating.

Tenure
Freehold