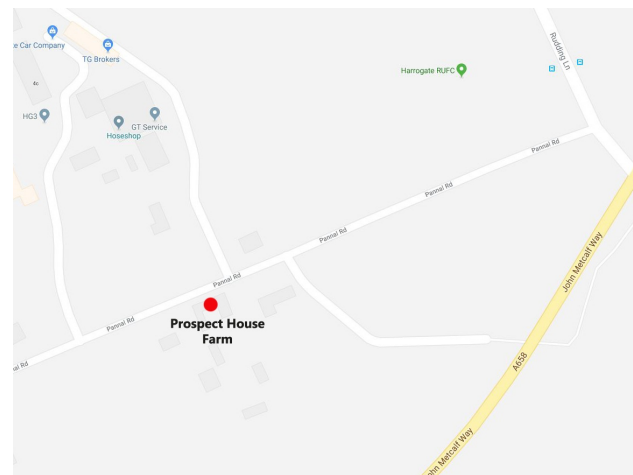
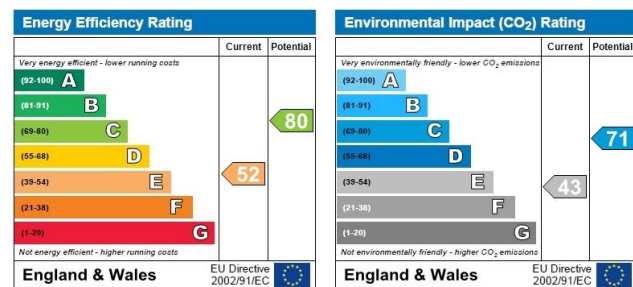


Illustration for identification purposes only, measurements are approximate, not to scale.



### Viewing arrangements

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

### Directions

From Harrogate, proceed south on the A61 towards Leeds. Turn left at the traffic lights at Pannal Golf Club and immediately left again. Follow the road towards Ridding Park and Prospect Farm House is on the right hand side after the T-junction.



Prospect House Farm, Pannal Road, Follifoot, Harrogate

Guide price £1,150,000

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

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'Prospect House Farm' is a very elegant 5 bedroom detached stone built farmhouse standing in wonderful private gardens with complete privacy, formal lawns, double garaging and a range of outbuildings that have been converted into offices.

With double glazing the property comprises in brief, covered entrance, spacious reception hall with beamed ceilings and wall lights. Living room with a stone fireplace and recessed solid fuel burning stove. beamed ceilings and double doors leading out onto the gardens. Dining room, which flows from the main hall, with wall lights and beamed ceilings. Wc. Stunning family room with a feature rustic brick fireplace and a free standing burning stove. Vaulted beamed ceilings and French doors to the gardens. Spacious breakfast kitchen with a fitted 'Aga', integrated appliances, black granite work surfaces and Marble tiled floors. Vaulted beamed ceilings. Good sized utility room. Ground floor bedroom with a refurbished en-suite shower room, ideal for a dependant relative. Office with a door to the gardens. First floor landing,

bedroom with walk in wardrobe, additional fitted wardrobes and en-suite bathroom. Three further bedrooms and house bathroom. Outside the property is approached via a five bar timber electric gate. Gravelled driveway leading to a double garage, with converted outbuildings adjoining ideal for offices and work/store rooms. Formal lawns from the house extend to a selection of flagged patios and entertaining areas. Bottom gardens/family lawns, ideal for children, enjoying towards open countryside.

Prospect House Farm is located on the outskirts of Harrogate to the south, between Follifoot and Pannal. Nearby general amenities include a post office, Follifoot Primary School, two public houses and a church. Harrogate town centre lies within 3 miles driving distance to the north. Leeds and Bradford are both within easy daily commuting distance and are situated 13 and 17 miles respectively to the south and south west. Pannal is a nearby village with a primary school, church, post office and shop, and boasts a railway station with links to Harrogate and the main hubs of Leeds and York



**Bus**  
15 minutes by foot



**Main Roads**  
A1M 7 miles  
Pannal 0.7 miles



**Train**  
Harrogate 3.6 miles  
Leeds Bradford 18 miles



**Airport**

**Fixtures & fittings**

All high quality carpets, curtains, blinds and light fittings are to be negotiated separately.

**Rating Authority**

Harrogate Borough Council Tax Band G

**Services**

Mains water and electric are connected to the house. Drainage to a private system. The property has an oil fired heating system.

**Tenure**

Freehold