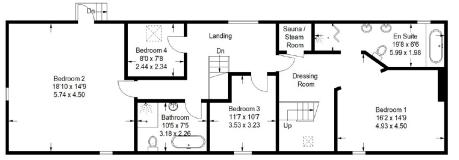
Approximate Gross Internal Area = 244.8 sq m / 2635 sq ft Garage = 41.4 sq m / 446 sq ft Total = 286.2 sq m / 3081 sq ft

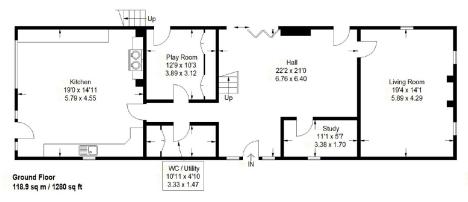






First Floor 118.9 sq m / 1280 sq ft

Second Floor 7 sq m / 75 sq ft



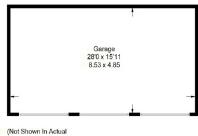
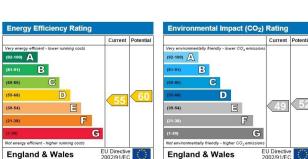


Illustration for identification purposes only, measurements are approximate, not to scale,





Directions

Strictly by appointment through Myrings **Telephone** 01423 566400

Viewing arrangements

Email enquiries@myringsestateagents.com

Follow the A61 Ripon Road out of Harrogate then pick up the the B6265 towards Pateley Bridge. Pass through Burnt Yates and continue ahead. Less than 2 miles before entering the village of Summerbridge there is a left hand turning signposted Birchfield Farm. Take the road down past the farm on your left, moving ahead until you see a fork in the private road. Bear right and proceed forward where the property can be found ahead on the

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

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North Barn, Summerbridge, Harrogate £1,450,000







A rare opportunity to purchase this stunning Grade II Listed country barn conversion being one of just three properties down a private lane, in a quiet setting, surrounded by beautiful countryside on the edge of the Desirable Dales village of Summerbridge. The Barn is packed with character and charm and boasts a double garage, stunning gardens and a flat paddock totalling 1 acre with outbuildings for those with equestrian interests.

Set behind wooden electric gates which open into a spacious parking area large enough to accommodate multiple vehicles, a traditional barn door entrance opens into a fabulous reception hall with solid oak flooring and underfloor heating. central modern fireplace. Glass wine store. Bi-folding doors from here open out onto a private patio seating area. Branching off to the right of the hall is a lovely, cosy lounge with feature exposed beams and an open fireplace. To the far left of the hall is a superb fitted dining kitchen with stone flagged flooring, a range of hand built wooden units, Aga, integrated appliances and granite work surfaces. A door leads out on to a further patio sun terrace. Completing the ground floor are two additional reception rooms - a playroom with fitted cupboards and a study/home office. There is also a useful separate utility room and w/c.

Ascending to the first floor up a modern Oak and glass staircase, the accommodation, all with vaulted ceilings and exposed beams offers a rather impressive master bedroom suite complete with split level dressing room, sauna and stylish en-suite with a separate shower/steam room enclosure and a luxury bath. There is a second very well proportioned guest double bedroom, two further bedrooms and a stylish house bathroom with a separate shower enclosure.

North Barn is approached via a sliding timber electric gate. The property has beautifully manicured and stocked family gardens backing on to woodland, and easy access into the fenced and walled paddock totalling around 1 acre in size with outbuilding/stable. Along with substantial parking there is a detached garage block of almost 30 feet in width with electric doors, ideal for storage and large enough to take cars if required.

The property sits down a private track being one of just three properties part of an old farm. Summerbridge is a five minute drive away, and Harrogate is about 15 minutes away by car. In Summerbridge there is a village shop, post office, highly regarded Primary School, Church and other local amenities including a hairdresser, hardware store and delightful Cafe. The Historic market town of Pateley Bridge is around a 10 minute drive away, and for the commuter, there is quick access to the nearby commercial centres of Leeds and Bradford. The thriving Spa town of Harrogate is a fifteen minute drive away which offers a wide variety of shops, stores, recreational facilities and reputable schools together with train links to Leeds, York and London.

















Bus 0.5 Miles



Main Roads A61 7.8 Miles A1M 16.6 Miles



Harrogate 11.5 Miles



Leeds Bradford 17.5 Miles

Fixtures & fittings

Rating Authority

Furnishings are not part of the sale and must be considered and negotiated separately.

Harrogate Borough Council Tax Band G

Services

Heating is oil fired. There is a septic tank for drainage.

Tenure Freehold