



OLD FARMHOUSE
Kirkby Overblow

Carter Jonas

OLD FARMHOUSE, FOLLIFOOT LANE, KIRKBY OVERBLOW, HG3 1EZ

Harrogate - 5 miles

Leeds - 12 miles

Leeds Bradford Airport - 10 miles

Old Farmhouse is a charming and well presented detached period property within this small farm development consisting of three houses with beautiful rural views including Almscliffe Crag and conveniently located near the villages of Follifoot and Pannal yet just 5 miles from Harrogate town centre and around 12 miles from Leeds city centre.

With plenty of charm and character combined with modern living this home offers flexible living options with four double bedrooms, three bathrooms, a cloakroom, two spacious bay fronted reception rooms which overlook the gardens, a breakfast kitchen, large utility/boot room and a walk in pantry. Further benefits include the cellar rooms which have been fully converted, tanked out and plaster boarded ready for an incoming purchaser to create their own additional space be that a games room, studio, additional bedroom suite, an office or gym. This lower ground floor has its own private front door accessed via an external staircase, but there is also the original internal staircase to the rooms via the pantry off the kitchen.

Outside the property boasts attractive lawned gardens to two sides, a large entertaining area with summerhouse, equestrian facilities including a well appointed timber stable block containing four stables, hay store and a tack room, a menage and paddock land with several useful storage outbuildings.

There are also purpose built kennels adjacent to the stables and a large garage/workshop with electric roller door and plenty of floor space for vehicle storage and/or for hobbies. There are also ample designated private parking spaces for cars and a horsebox.

A FABULOUS OPPORTUNITY TO PURCHASE A WELL PRESENTED 4 DOUBLE BEDROOM PERIOD FARMHOUSE WITH STABLES, WORKSHOP, KENNELS AND A MENAGE, SET IN 1¾ ACRES AND LOCATED IN THE VERY POPULAR VILLAGE OF KIRKBY OVERBLOW, JUST 5 MILES FROM THE CENTRE OF HARROGATE.



ADDITIONAL INFORMATION

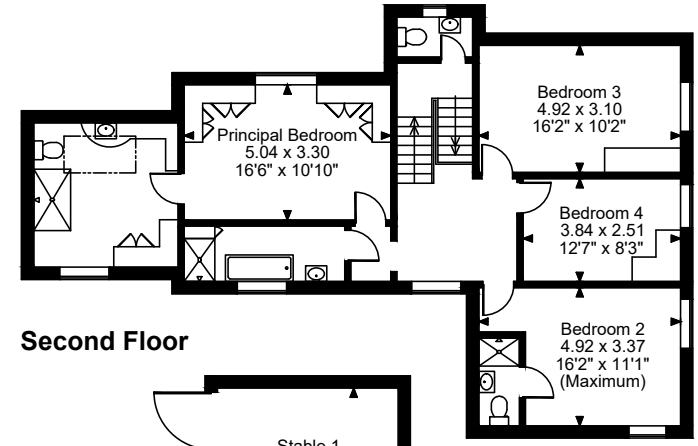
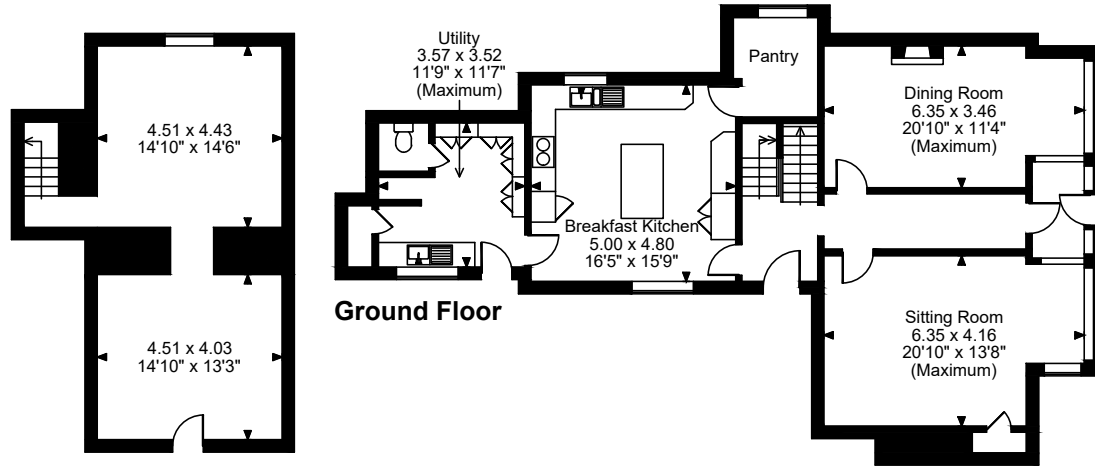
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

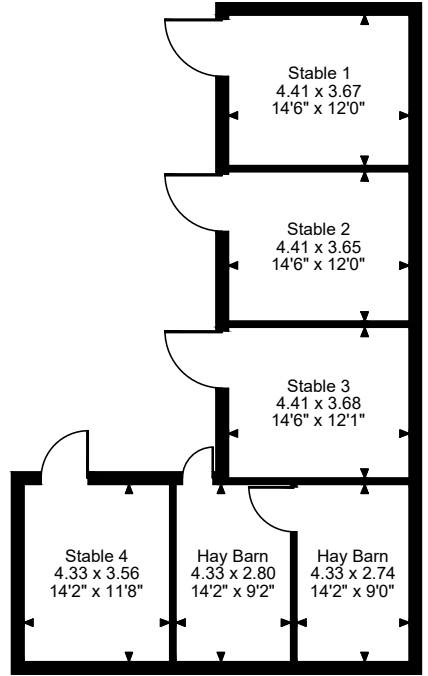
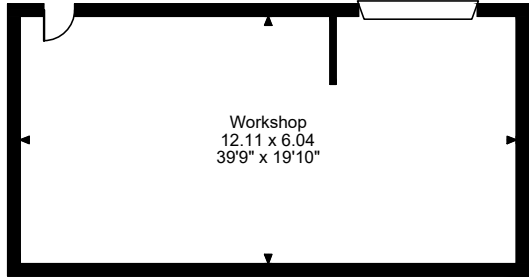
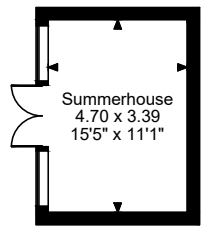
Directions - HG3 1EZ: Leave Harrogate town centre via Leeds Road (A61) past BMW, over the first roundabout then turn left at the next onto John Metcalf Way (A658). At the top of the hill take the first right into Follifoot Lane. After around 500 meters as the road bears to the left the lane for Old Farmhouse is on the right. Follow the lane to the end and turn left after Old Farmhouse where there are plenty of parking spaces available.



Old Farmhouse, Kirkby Overblow
Approximate Gross Internal Area
Main House = 2,681 sq ft / 249 sq m
Workshop = 787 sq ft / 73 sq m
Outbuildings = 1,154 sq ft / 107 sq m
Total = 4,622 sq ft / 429 sq m



Lower Ground Floor

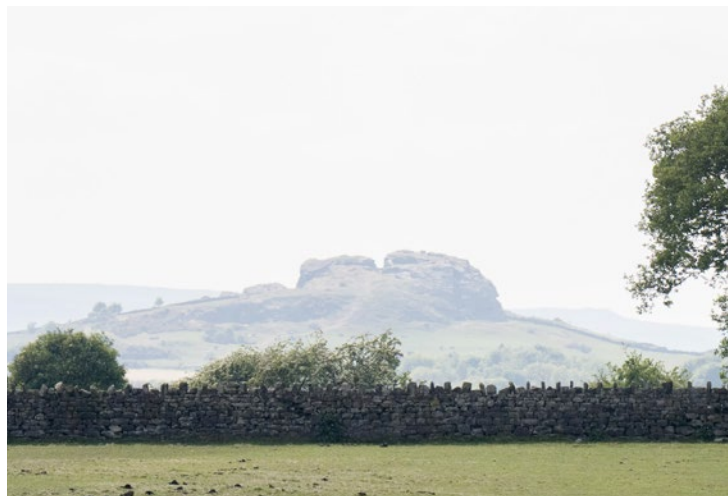


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		34	70
England & Wales		EU Directive 2002/91/EC	





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