



Coville House Farm

Bouthwaite, Harrogate

An attractive detached property with a large outbuilding/stables and six acres, overlooking Gouthwaite Reservoir

A generously-proportioned stone-built detached character double-fronted property with five bedrooms, and a large barn with three loose boxes. It is located on the side of Gouthwaite Reservoir in the Nidderdale National Landscape, enjoying stunning views and a beautiful rural location close to amenities.



3 RECEPTION ROOMS



4/5 BEDROOMS



2 BATHROOMS



LARGE OUTBUILDING



6 ACRES



FREEHOLD



RURAL LOCATION



**MAIN HOUSE
2,442 SQ. FT
227 SQ. M**



**GUIDE PRICE
£899,950**



The property

Coville House Farm is an attractive double-fronted, stone-built family home converted in 2007 and extended by the current owners in 2008. The property retains many character features including exposed beams throughout. Offering over 2,400 sq. ft of flexible living accommodation arranged over two floors, it has been thoughtfully configured to provide an ideal family and entertaining space, maximising the stunning reservoir and countryside views. As is usual in properties of this age, the ground floor accommodation is accessed through a front door opening into large living/dining room with a feature exposed stone open fireplace at one end and a feature fireplace with wood burner opposite. Double doors from the dining room open to a spacious inner hall with useful storage and a cloakroom. Adjacent is a large, triple-aspect sitting room with French doors leading to the front terrace, a fabulous room from which to enjoy the surrounding reservoir views. The sitting room and principal bedroom both enjoy air conditioning. To the rear, the generous kitchen features a range of bespoke Pippy Oak wall and base

units, an Oil Aga, a dual plate electric hob, integrated dishwasher and microwave, underfloor heating and doors opening to a part-covered side terrace and a neighbouring fitted utility room, which includes a shower and a door to the rear aspect.

Stairs rise from the inner hall to the first floor, which provides a spacious principal bedroom with built-in storage and modern en suite bathroom, a dual aspect offers stunning open views. Three further bedrooms (two with built-in storage) and an office/5th bedroom. A contemporary family bathroom with bath and separate shower completes the accommodation.

Outside

Having plenty of kerb appeal, the property is approached through double five-bar gates over a tarmac rear driveway providing ample private parking. The garden is laid mainly to lawn enclosed by stone walling and features a large wraparound paved terrace off the reception rooms. and a part-covered paved side terrace, both ideal for entertaining and al fresco dining, the whole enjoying stunning views.



Location

Located in the Nidderdale National Landscape, the property sits next to Gouthwaite Reservoir and offers easy access to the Nidderdale Way and Six Dales Trail. The nearby popular market town of Pateley Bridge provides a wide range of shopping and services including a doctors surgery, chemist, award-winning butchers, bakers, two convenience stores, primary and secondary schooling and leisure amenities including a gym and swimming pool.

Slightly further afield, the mediaeval cathedral city of Ripon, the smallest city in Yorkshire, and the spa town of Harrogate both offer a comprehensive range of amenities. The area offers excellent leisure and sporting facilities including Ripon Racecourse and a good selection of golf clubs. The property is within easy commuting distance of the national motorway network via the A1(M) (Jct 47, 24.7 miles) while London Kings Cross can be reached from Harrogate station in around three hours.



Distances

- Ramsgill 1.2 miles
- Pateley Bridge 5.8 miles
- Masham 13 miles
- Ripon 17.3 miles
- Leyburn 19 miles
- Harrogate 19.7 miles
- Leeds Bradford Airport 25.9 miles

Key Locations

- How Stean Gorge
- Gouthwaite and Roundhill Reservoirs
- Brimham Rocks

Nearby Schools

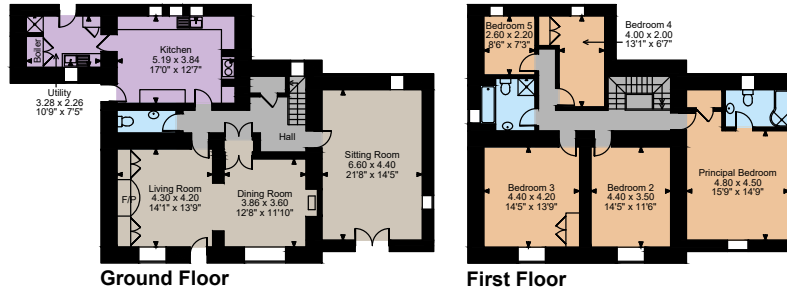
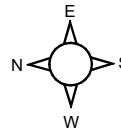
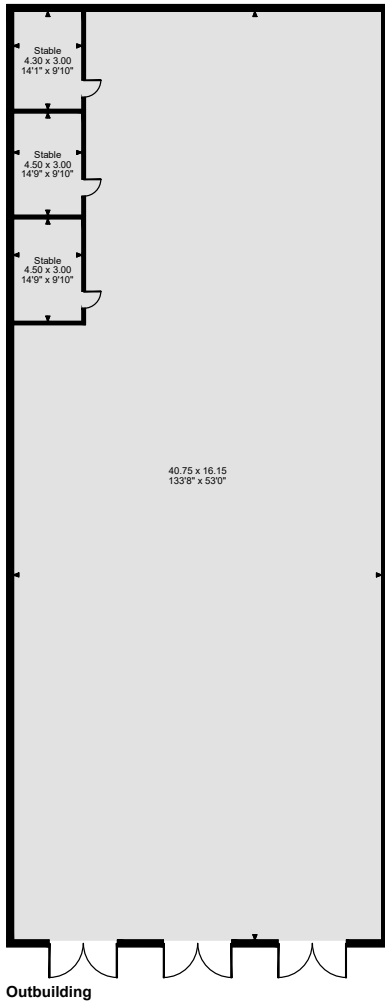
- Nidderdale High School, Pateley Bridge
- St. Cuthbert's CofE Primary School, Pateley Bridge
- Glasshouses Community Primary School
- Ripon Grammar School

A wider selection of state and independent schools are available at Harrogate

Nearby Stations

- Harrogate 19.7 miles





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

To the rear there is a further large area of hardstanding offering additional private parking and a 133 ft outbuilding constructed with steel frame, block and timber, incorporating three generous loose boxes.

The property benefits from six acres, over two paddocks, one to the front of the property and a larger paddock to the side. Additional land of up to 30 acres is available by separate negotiation.

Floorplans

House internal area 2,442 sq ft (227 sq m)
 Outbuilding/stables internal area 7084 sq ft (658 sq m)
 For identification purposes only.

Directions

Postcode: HG3 5RS

what3words: ///bagpipes.writings.derailed

General

Local Authority: North Yorkshire Council

Services: Mains water and electricity. Oil central heating. Private drainage, which we believe to be compliant with current regulations.

Council Tax: B

EPC Rating: D

Agents Notes: Some CGI's used in the brochure.

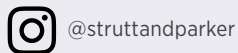
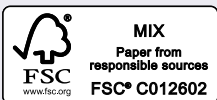
Harrogate

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