



Fairview Barn

Pannal

A substantial, beautifully converted property with plenty of character and luxury accommodation throughout with multi-car garaging and agricultural outbuildings, all nestled within its own glorious landscape of approx. ten acres with fabulous far reaching countryside views.

Fairview Barn, Brackenthwaite Lane, Pannal, Harrogate, North Yorkshire HG3 1PL

Pannal mainline station 2.6 miles (3 hours to London Kings Cross via Leeds), Harrogate town centre 4.2 miles, Harrogate mainline station 5.4 miles (3 hours to London Kings Cross), Leeds Bradford Airport 9.3 miles, A1(M) (Jct 47) 11.3 miles

Features:

Main House: Reception hall | Sitting room | Cinema room | Office | Snug | Dining area

Kitchen/family room | Utility | Cloakroom | Principal bedroom with dressing room & en suite bathroom | 2 Further bedrooms en suite | 3 Garaging blocks for up to 16 vehicles | Plant room

Store | Garden | EPC rating C | Set in approx. 10 acres

The Cowsbed: Living/dining/games room | Kitchen | 2 Bedrooms | Bathroom | Shower room

The Haybarn: Kitchen/dining/living room | 2 Bedrooms | Shower room | Bathroom

There is a further 78 acres of adjoining land that is available by separate negotiation through another agent.





Fairview Barn is a truly magnificently seven-bedroom property that was lovingly converted in 2013 to a lovely country house. The current owners cleverly use the property as three dwellings, to include a stunning modern family home with multiple ancillary accommodation which are ideal for multigenerational living or as a holiday let. The property also could easily be reestablished as a single property if required.

The main house offers 4,262 sq. ft of stylish, well-appointed living space, alongside a further 2,688 sq. ft of additional accommodation within the two cottages, the whole set in 10 acres of rolling grounds with fabulous far reaching countryside views.

The main property

The impressive reception hall has doors to two aspects with flagstone flooring which creates a rustic feel and in contrast a bespoke, contemporary floating central staircase of solid wood and brushed chrome. There are five generous ground-floor reception rooms, including the splendid 51ft open-plan family room, dining area and kitchen with its vaulted ceiling with exposed timber eaves. Bi-folds, sliding glass doors and French doors transform the space and creates a seamless connection between the inside of the home and the outside. The family area features solid wood flooring, an elegant wood burning fireplace and fitted cabinetry. The kitchen and dining areas have flagstone flooring with the triple aspect dining area providing plentiful space for a large family dining table and chairs. The kitchen features bespoke Pippy Oak cabinetry as well as a bespoke fitted seating bench area, a breakfast bar and integrated appliances. This L-shaped space is perfect for entertaining.

Just off the hall, accessed through two sets of double French doors you will find the large dual aspect sitting room with exposed stone walling and a Stovax Studio 3 Freestanding wood burning stove which further leads to the cinema room also with bespoke fitted Pippy Oak cabinetry and vaulted ceiling with exposed

beams. Completing the ground floor is a cosy snug with access to a ground floor cloakroom and to the useful utility room then additionally to the dual aspect home office.

Upstairs there are three beautifully presented double bedrooms all of which have stylish en suites. The principal suite also benefits from a spacious dressing room with fitted wardrobes with sliding doors and generous en suite bathroom with freestanding bath and separate large walk-in shower enclosure.

Outside

The property is set in beautiful gardens and grounds, with splendid panoramic views across the surrounding countryside. At the front, the driveway provides access to the main house, the two cottages, as well as to three garaging blocks and store. The wooden clad garages fit seamlessly into the natural landscape and has the ability to store up to 16 classic vehicles in private purpose-built secure garaging.

At the front of the house, the garden includes sunny, south-facing patios, paved pathways, two raised ponds and well-maintained lawns bordered by lavender and various other shrubs and trees. There is a vegetable garden to the front with raised beds. Whilst at the rear, the garden features further patio areas and well-maintained lawns that lead out to the open grasslands and pond.

There is also planning permission in place for a stable block. Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

Planning Ref: 6.134.121.N.FUL







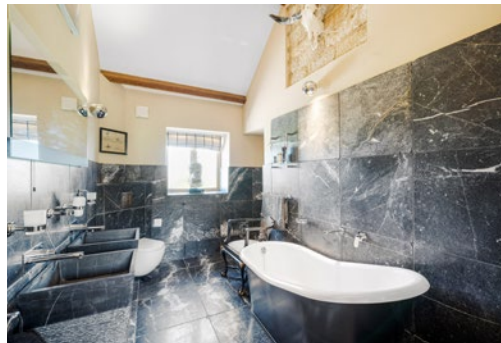


The Cowshed

The Cowshed features stone elevations with a wooden clad, dual aspect living/dining/games room with exposed stonework, solid wood flooring and two built in seating areas to either end of the 48ft room. The dining area offers plenty of space for a good-sized family table and chairs. The bijou fully equipped kitchen has Shaker-style units in a pale grey with tasteful wooden worktops with a breakfast bar area that overlooks the living space.

There are double bedrooms, the larger of the two has double French doors that lead out to a terraced area and takes full advantage of the stunning views. The smaller bedroom has a decadent en suite bathroom with free standing roll top bath and black marble tiling and twin sinks. Completing the accommodation is a separate family shower room.

To the front of the Cowshed you will find a private terraced area as well as an area of lawn that enjoys the panoramic rural views beyond.



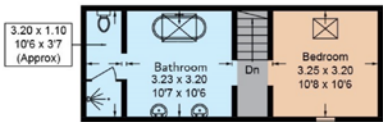


The Hay Barn

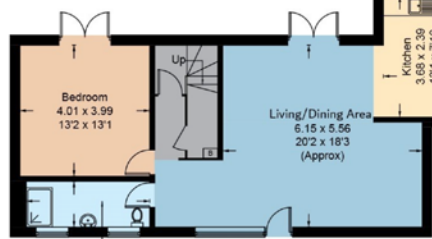
To the west wing you will find the two-storey Hay Barn with its opulent open plan kitchen/living/dining area. The kitchen has wooden flooring and grey Shaker-style units with marble countertop and modern integrated appliances. The dining area has a built-in solid wood bench seating area and flows out to the living space which features engineered wooden flooring and a freestanding wood burning stove. Also on the ground floor is the larger of the two double bedrooms with double French doors that lead out to a gravelled seating area. Adjoining is a modern shower room. The second double bedroom and impressive house bathroom with free standing, roll top copper bath, twins sinks and walk-in shower enclosure can be found on the first floor.

Double doors lead out from the living area to a private walled terrace and area on lawn. Whilst the door to the front provides access to the parking area and driveway.





Hay Barn - First Floor
29.2 sq m / 314 sq ft



Hay Barn - Ground Floor
75.3 sq m / 810 sq ft



First Floor
110.7 sq m / 1191 sq ft

Ground Floor
285.3 sq m / 3071 sq ft

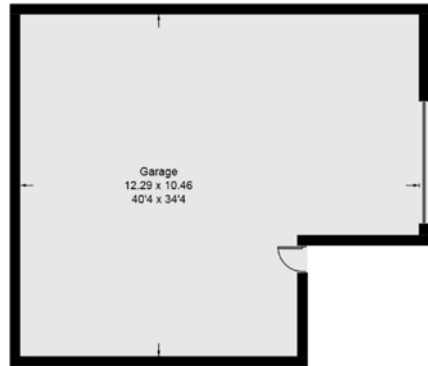
The Cowshed
145.3 sq m / 1564 sq ft
(Excluding Plant Room)

Approximate Gross Internal Area = 4262 sq ft / 396.0 sq m
 Hay Barn = 1124 sq ft / 104.5 sq m
 The Cowshed = 1564 sq ft / 145.3 sq m
 Outbuildings = 2941 sq ft / 273.2 sq m
 (Including Plant Room / Excluding Carport)
 Total = 9891 sq ft / 919.0 sq m

Illustration for identification purposes only,
 measurements are approximate,
 not to scale. (ID1099422)



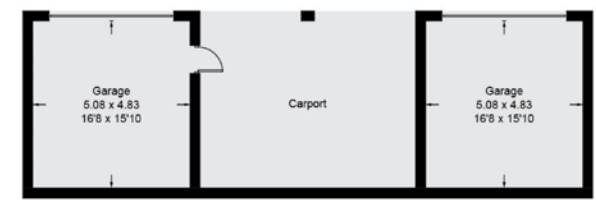
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Location

The property is set on the edge of the North Yorkshire village of Burn Bridge, close to the sought-after town of Harrogate. The village, along with its neighbour Pannal, has plenty of everyday amenities and facilities, including a village store, a post office and a primary school, while there is also a village pub and Pannal Golf Club on the edge of the village. Pannal has a mainline station, offering services to London via Leeds, while direct rail services to London are available from Harrogate.

The historic and popular spa town is just two miles to the north, and offers excellent shopping, leisure and cultural facilities, and several supermarkets, plus a choice of superb schools, including the outstanding-rated Harrogate Grammar school and St. John Fisher Catholic Academy. The area is well connected by road, with the A1(M) just 10 miles away, offering easy access to the north and south.

General Information

Local Authority: North Yorkshire County Council

Council Tax: Band H

Services: Ground Source heat pump for the heating in the main house and The Cowshed. Underfloor heating throughout the whole of the ground floor. LPG heating for the The Hay Barn. Private Drainage (Klargester) which we believe is compliant with current regulations.

Tenure: Freehold

Offers Over: £4,500,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Planning: There is planning permission in place for a stable block. Prospective purchasers are advised that they must make their own enquiries of the local planning authority.



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