



Low Wood Farm Summerbridge, North Yorkshire

STRUTT & PARKER

Low Wood Farm

Summerbridge,
North Yorkshire HG3 4DW

A charming Dales cottage with an abundance of character and stunning views set within approximately 58 acres of land

Pateley Bridge 4.5 miles, Harrogate 10 miles, Ripon 10 miles, Leeds 24 miles, York 28 miles

Entrance porch | Dining hall | Sitting room
Breakfast kitchen | Study | Rear hall/Boot room
Utility room | Master bedroom | 4 Further bedrooms | House bathroom | House shower room | Gardens | Garage | Barn | Field barn Orchard | Woodland Fields | EPC rating G

In all about 58 acres

The Property

Low Wood Farm is an 18th century Dales cottage set in the most stunning peaceful location, it offers magnificent views and has retained many original features such as exposed beams throughout. The front door opens into an entrance porch and then into the dining hall beyond, this has a fabulous original stone fireplace and a beautiful parquet floor which continues into the sitting room. Leading off from the dining hall to the east is the sitting room which benefits from aspects out to the front and rear of the property taking advantage of the sunny south facing views, there is also an impressive stone feature fireplace with a wood burning stove; to the other side of the dining hall is the study. The kitchen boasts a Rayburn oven, a butlers sink, wood surfaces and a useful pantry cupboard, beyond this is a rear hall/boot room which has access to the utility room, garage and to the exterior.

The original stone staircase leads up to the first floor where the master bedroom is located, this has aspects to the front and rear and makes it a particularly bright room with superb views over the rolling countryside. There are 4 further bedrooms, all of which benefit from fitted cupboards, a house bathroom and house shower room.

Location

Low Wood Farm is located on the edge of the National Trust site of Brimham Rocks, a renowned beauty spot within the beautiful Nidderdale countryside and which offers a wealth of walks right on your doorstep. Located in the Nidderdale Area of Outstanding Natural Beauty, the property is surrounded by stunning views of rolling countryside and offers a wonderful sense of peace and tranquillity. The nearby village of Summerbridge which is approximately 1.5 miles away offers a village shop, public house and primary school and for further everyday facilities the bustling market town of Pateley Bridge is approximately 4.5 miles and provides shops, schools, sports facilities, public houses, restaurants and churches. Set midway between the fashionable spa town of Harrogate and the cathedral city of Ripon, both within easy reach approximately 10 miles each, they offer more extensive amenities including supermarkets, shops, nightlife and further schooling. The thriving financial centre of Leeds is 24 miles and the A1 (M) is approximately 16 miles to the East providing access to the national motorway network. The railway station at Harrogate offers regular access to Leeds and York giving fast services to London Kings Cross and Edinburgh. Regular flights are available from Leeds Bradford Airport.



Outside

Low Wood Farm is accessed down approximately a mile long drive, there is a parking area for 4 cars and the drive continues past the house to a garage and generous barn. Directly in front of the property is a paved stone terrace, this runs round to the east elevation and provides a wonderful suntrap and an ideal place to entertain and enjoy the peaceful setting. Beyond this is a lawned garden giving access to the well-stocked orchard which has apple, plum and damson trees. On the opposite side of the drive is a substantial vegetable plot and past this lies fields and woodland.

General

Services: Mains services include electricity. Oil-fired central heating, private water and drainage.

Tenure: Freehold with Vacant Possession

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Wayleaves, easements and rights of way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.





Floorplans

Main House internal area 2,860 sq ft (267 sq m)
 Garage & Boiler House internal area 548 sq ft (51 sq m)
 Barn internal area 675 sq ft (63 sq m)
 External Room internal area 54 sq ft (5 sq m)
 For identification purposes only.

Directions

Leave Harrogate on the A61 Ripon Road and continue to Ripley, taking the second exit at the second Ripley roundabout. Follow signs towards Pateley Bridge and follow the B6165 through Bedlam and Burnt Yates. Immediately after Burnt Yates turn right onto Brimham Rocks Road and continue until reaching the crossroads. Turn right as sign posted towards Brimham Rocks and follow the road turning left into the entrance of Brimham Rocks visitor car park. Before entering the car park take the track on the left hand side, continue down this track, bearing right, and follow this drive all the way to Low Wood Farm.

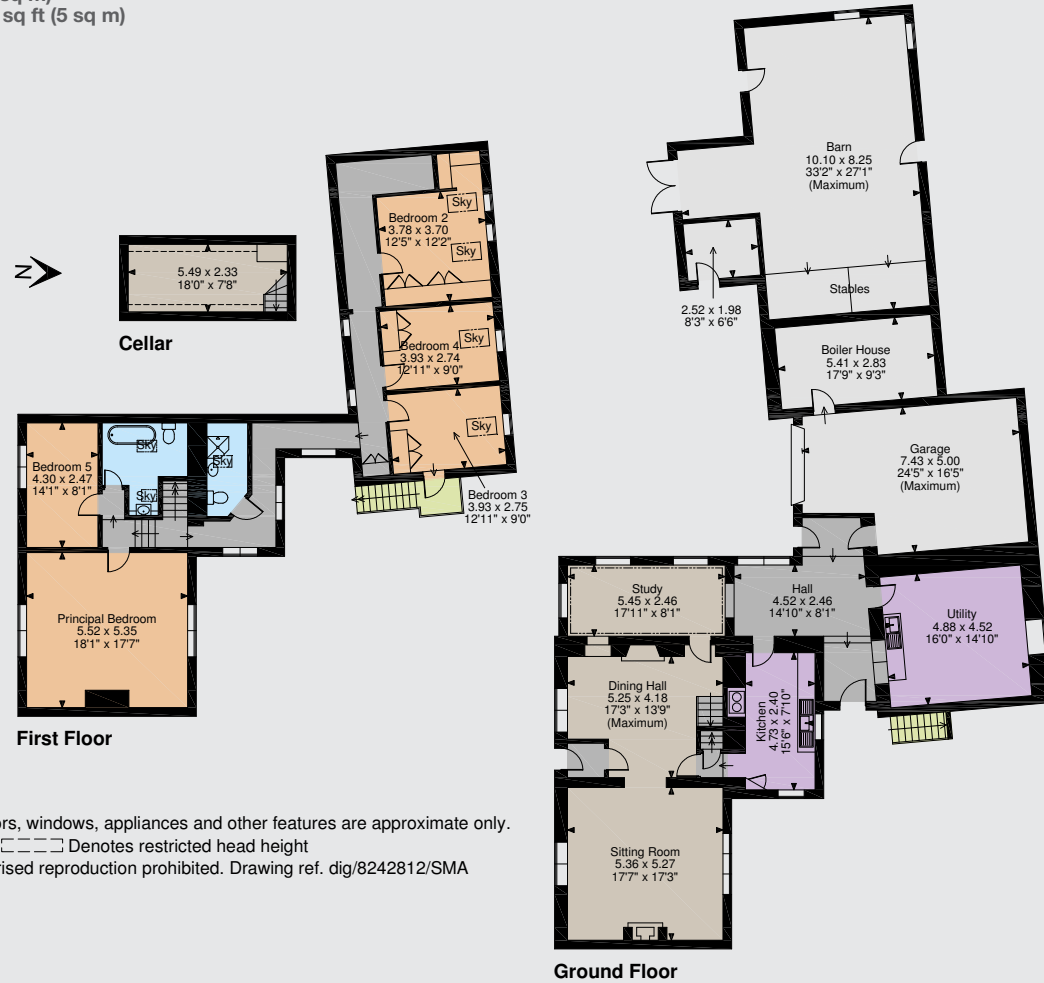
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55 offices across England and Scotland,
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The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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