



BARROWBY GRANGE FARMHOUSE
Barrowby, Kirkby Overblow, Near Harrogate

Carter Jonas

BARROWBY GRANGE FARMHOUSE, MOOR LANE, BARROWBY, HG3 1HU

Harrogate – 7 miles

Wetherby – 5 miles

Leeds – 13 miles

A1(M) – 5½ miles

Reception hall · Cloakroom · Spacious open plan living/ dining kitchen · Snug · Study · Dining room · Utility room · Principal bedroom with a dressing room and an en suite bathroom · Two additional bedroom suites Bedrooms four and five · House bathroom · Private courtyard parking · Large south facing walled gardens Space for garage subject to planning approval.

Barrowby Grange Farmhouse offers a rare opportunity to acquire a beautiful family home in the small hamlet of Barrowby, between the sought after villages of Kirkby Overblow and Sicklinghall. Despite its rural setting, the property is conveniently located close to Harrogate and Wetherby with nearby access onto the A61 to Leeds. For the commuter, there are rail connections from local stations in Pannal and Weeton into both Leeds and York, providing services to London's Kings Cross within 2½ hours. Leeds/Bradford International Airport is within approximately 20 minutes' drive.

The property has undergone a significant programme of improvement and restoration, successfully combining a wealth of period features with a high standard of appointment. An internal inspection is essential to fully appreciate this beautiful home. The accommodation comprises a reception hall with oak flooring, cloakroom, three reception rooms comprising a sitting room with full height stone fireplace and wood burning stove, study with exposed beams and built in store cupboards and a formal dining room with Inglenook style fireplace and secondary open tread staircase to the first floor.

A STUNNING AND BEAUTIFULLY APPOINTED FIVE BEDROOM PERIOD FARMHOUSE WITH IMMENSE CHARM AND CHARACTER, SET IN LOVELY SOUTH FACING WALLED GARDENS AND ENJOYING PANORAMIC VIEWS ACROSS THE WHARFE VALLEY FROM THIS SMALL HAMLET, BETWEEN KIRKBY OVERBLOW AND SICKLINGHALL.



An outstanding feature of the property is the spacious open plan family living/dining kitchen with a range of bespoke units and large central island/breakfast bar, four oven Aga, integrated appliances and oak flooring. A rear entrance hall leads into the garden and provides access to a large utility room with fitted units.

The principal bedroom enjoys front and rear aspects and an archway leads through into a dressing room beyond which is a luxury en suite bathroom. There are then two additional bedroom suites, each with a shower room, two further double bedrooms and a house bathroom. Agents note – the current dining room and fifth bedroom suite above could form a self contained annexe for a dependant relative if required.

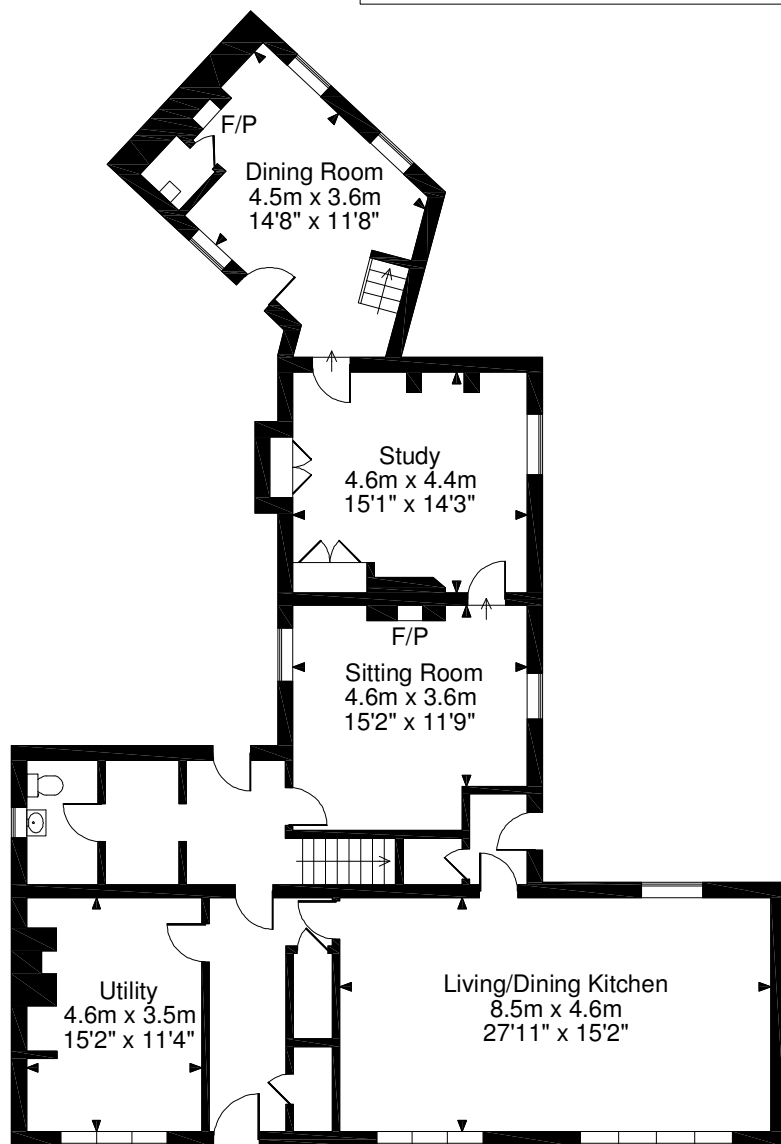
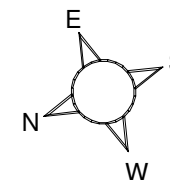
Outside, to the front, is a stone paved parking area for 2-3 cars and stone set courtyard with central flowerbed. The beautiful extensively stocked formal gardens lie principally to the side and rear with shaped lawns and flower borders, south facing sun terrace, timber garden store and access to a small keeping cellar.

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

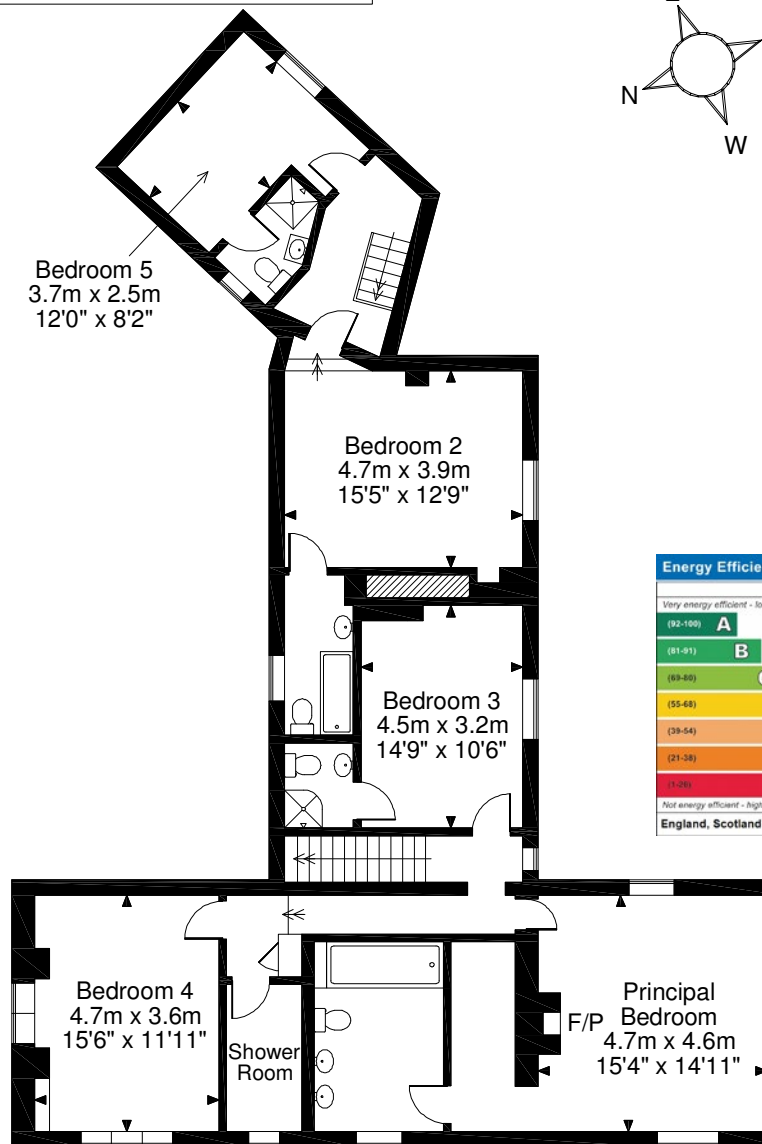
Directions - HG3 1HU: Leaving the village of Kirkby Overblow in a south easterly direction towards Sicklinghall, after approximately 1 mile you will enter the hamlet of Barrowby. Turn right into Moor Lane and Barrowby Grange Farmhouse is approximately 500 yards on the left hand side.



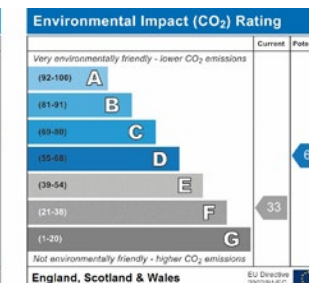
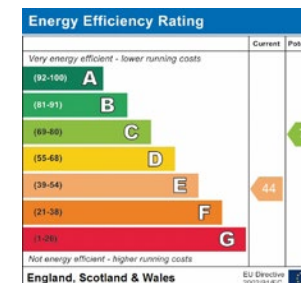
Barrowby Grange Farmhouse, Moor Lane, Barrowby
Approximate Gross Internal Area
3,096 sq ft / 288 sq m



Ground Floor



First 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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