

# FARM VIEW HALL



WARSILL | RIPLEY | HARROGATE HG3 3LH





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*Pateley Bridge 4 Miles, Harrogate 10 Miles, Ripon 9 miles  
(all distances approximate)*

*An exceptional equestrian property with five star facilities and a 6 bedroom family home with additional 3 bedroom bed & breakfast potential set in circa 20 acres of beautiful Nidderdale countryside.*

CROFT

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# ACCOMMODATION AND AMENITIES

## Main House

### Ground Floor

Entrance hallway, kitchen with dining, living room and dining room, utility with wet room and cloakroom/wc.

### First Floor

Master bedroom with ensuite bathroom, double bedroom with ensuite shower room, two further double bedrooms and a house bathroom.

### Second Floor

Two double bedrooms and a shower room.

### Further accommodation

Three ensuite double bedrooms each accessed separately, previously used as Bed and Breakfast accommodation.

### Outside

Private gated entrance, driveway with parking for multiple vehicles, front lawned area and rear terrace.

### Equestrian facilities

Indoor competition arena, heated viewing area, automated Monarch horse walker, floodlit all weather outdoor arena, post and railed fenced paddocks, menage, full indoor arena, 37 wooden stables with a number of tack rooms and rug rooms, wash boxes and two equine solariums.

In all circa 20 acres.















## INTRODUCTION

Farm View Hall sits in a beautiful spot in an Area of Outstanding Natural Beauty in Nidderdale only 10 minutes from the spa town of Harrogate and the pretty market town of Ripon. The property is set up perfectly for those with equestrian interests as well as those wanting to run a business whether it be a livery yard or a Bed and Breakfast or both.

The property itself is a fantastic stone built family home arranged over three floors with six generous bedrooms and a spacious and well presented ground floor living area. Coming into the property through a large hallway you notice the traditional features that this property has to offer including oak floors and beams, an impressive oak staircase, high ceilings, stone flagged floors and underfloor heating. The kitchen is beautifully presented with a large island, dining area and plenty of fitted units, granite worktops and integrated appliances. To the side of this is a useful utility and a wet room. The large sitting room to the other side of the hallway has a double-sided stove also serving the adjoining dining room that has French doors to the front.

To the first floor, there is a central landing leading to the principal bedroom with large ensuite bathroom, guest bedroom with ensuite shower room, two further bedrooms and a house bathroom. There are two further bedrooms and a shower room on the second floor.

Accessed from the outside are three bedrooms, each with ensuite facilities. If required, these could easily be incorporated into the main house as further living and reception space or, as the current vendors have done, be used as Bed and Breakfast accommodation.











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## OUTSIDE

The exclusive indoor competition arena, which benefits from rubber and waxed sand surface, heated viewing area and extensive lighting with training mirrors is absolutely perfect for the winter months, as well as for competitions and training. Adjacent to this is a covered automated Monarch five horse, horse walker with rubber matting as well as a floodlit all weather outdoor arena measuring 20mx40m with a range of show jumps.

Running alongside the arena there are a number of wooden stables 12ft x 12ft each fitted with water feeders and in excellent condition. There are two field shelters located in the adjoining paddocks. Additionally, there are several tack and rug rooms, wash boxes and two equine solariums. The facility offers the potential for an excellent livery and schooling yard.

Farm View Hall really does 'have it all' and a viewing is essential to really appreciate the extent and potential it has!



## ENVIRONS

Farm View Hall is located in a private semi-rural position on the edge of the hamlet of Warsill which lies in the Nidderdale Area of Outstanding Natural Beauty. It is surrounded by some of Yorkshire's most stunning countryside and there are schools and public houses in the nearby villages, together with the spa town of Harrogate approximately 10 miles to the south which is known for its superb range of schools, excellent shops and restaurants and general amenities.

Alternatively, Ripon is 9 miles away which again offers a good range of everyday facilities as well as the extremely popular, Ripon Grammar school.

For the commuter, there is quick access to Leeds as well as the other commercial centres and the railway station in Harrogate gives direct access to mainline stations in Leeds and York.



## ADDITIONAL INFORMATION

### Services

We are advised that the property has private drainage and a private water system and mains electricity. The heating is via an oil fired boiler.

### Local Authority

Harrogate Borough Council  
Council Offices  
Crescent Gardens  
Harrogate  
TEL: 01424 500600

[www.harrogate.gov.uk](http://www.harrogate.gov.uk)

### Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### Viewing

Strictly through the selling agent.

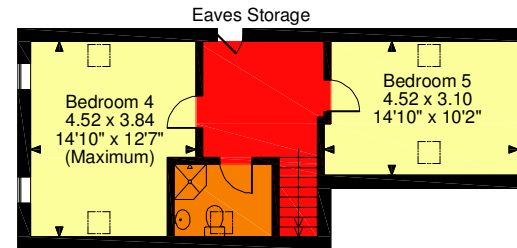
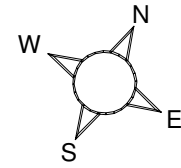
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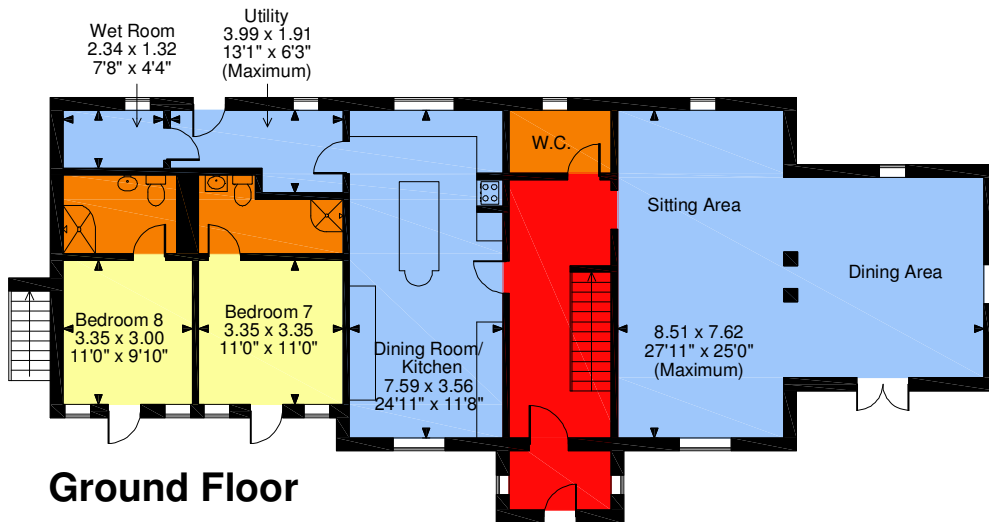




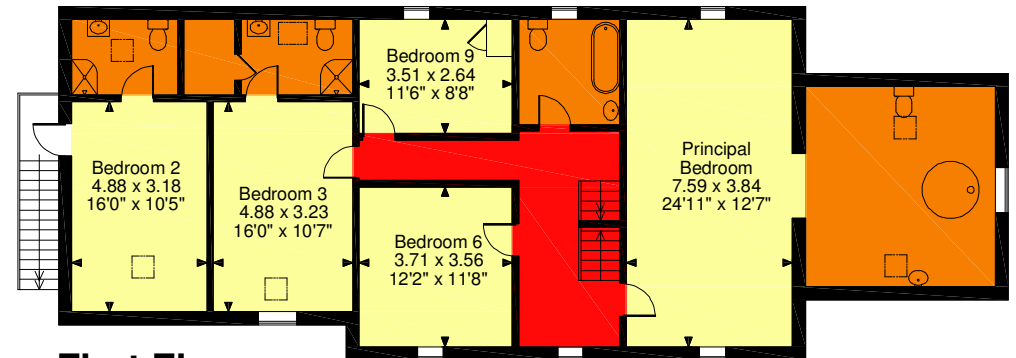
**Farm View Hall, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 3611 Sq Ft/336 Sq M**



**Second Floor**



**Ground Floor**



**First Floor**

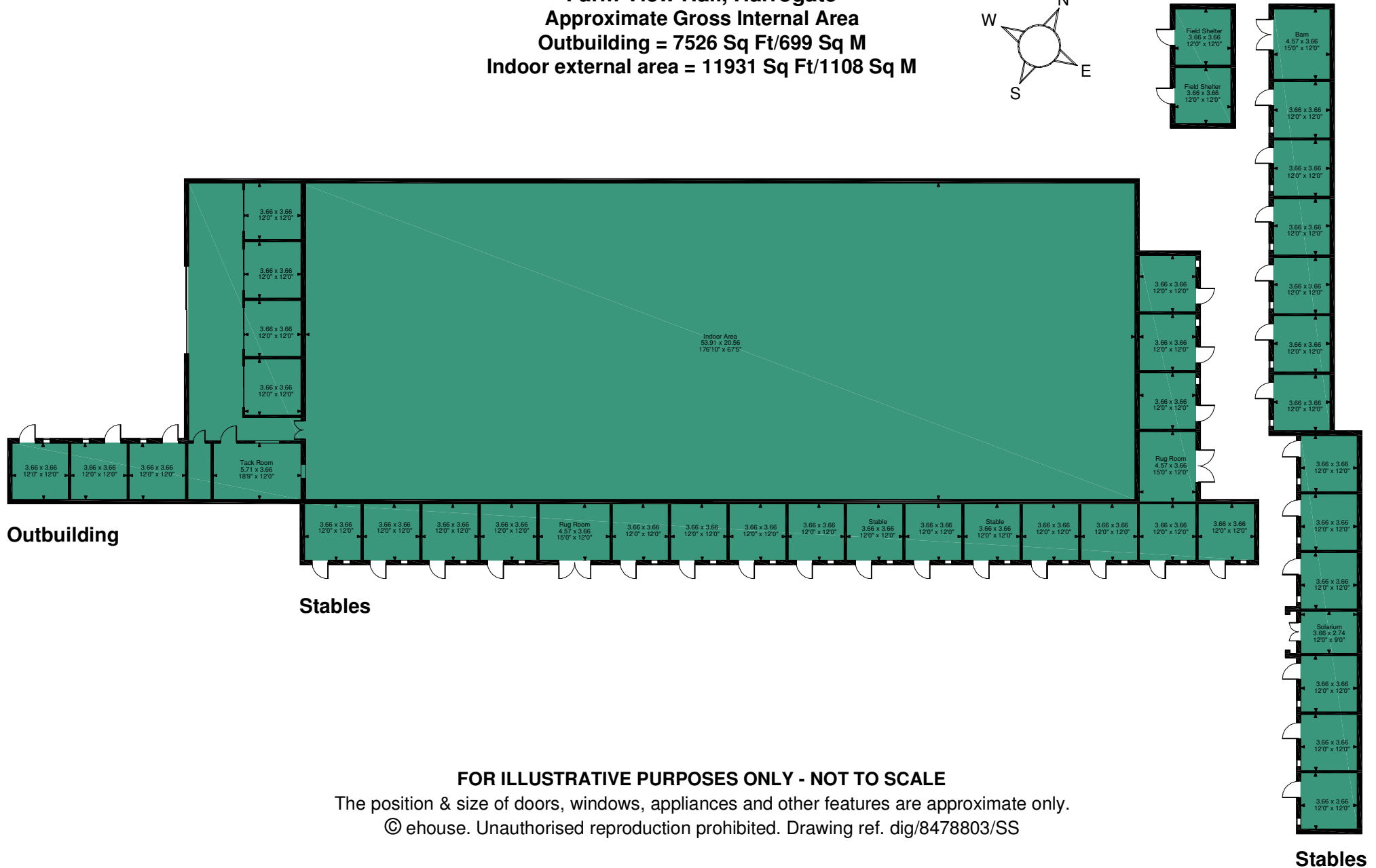
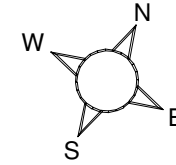
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**Farm View Hall, Harrogate**  
**Approximate Gross Internal Area**  
**Outbuilding = 7526 Sq Ft/699 Sq M**  
**Indoor external area = 11931 Sq Ft/1108 Sq M**



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LANDMARK INFORMATION

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