



THE BYRE HOUSE, WESTFIELD FARM, SUMMERBRIDGE, HG3 4JT

Pateley Bridge - 6 miles

Harrogate - 8 miles

Ripon - 12 miles

Leeds/Bradford Airport - 18 miles

Beautiful Yorkshire stone barn conversion · Sitting room
Study/TV room · Large dining hall · Modern breakfast
kitchen · Cloakroom · Utility room · Four double
bedrooms · Three bathrooms · Large double garage
and workshop · Ample parking · Stunning rural valley
views · Surrounded by open fields

Available for the first time since the building was converted, The Byre House is an impeccably presented property which briefly comprises an entrance porch, spacious dining hall, cloakroom, large dual aspect sitting room with feature fireplace and floor to ceiling windows overlooking the gardens, a separate study/TV room, modern breakfast kitchen with dual aspect, central island and sitting area with the spacious utility/boot room just off.

The first floor is accessed via a spacious central landing with the principal bedroom boasting a walk through dressing room and contemporary en suite shower room, a guest double bedroom with an en suite shower room at the other end of the floor, two further double bedrooms, one with a wall of large wardrobes and storage and the modern house bathroom completes the internal accommodation.

Outside, the property is as well presented as the interior of the home with wrap around landscaped gardens with various lawns and paved seating areas all designed to take advantage of any sunshine throughout the day. The floral beds and borders are well stocked and designed to flower all year and the impressive valley views are apparent from almost every angle.

AN EXCEPTIONAL 4 DOUBLE BEDROOM BARN CONVERSION PRESENTED TO AN EXACTING STANDARD THROUGHOUT, WITH BEAUTIFUL LANDSCAPED WRAP AROUND GARDENS AND A DETACHED DOUBLE GARAGE, ENJOYING DELIGHTFUL RURAL VIEWS ACROSS NIDDERDALE AND LOCATED 8 MILES FROM HARROGATE TOWN CENTRE.





The private block paved driveway provides ample parking and the larger than average double garage also has access internally to the store and workshop.

This unique home benefits from views over the landscaped gardens or the valley from almost every single window and most of the ground floor rooms have direct access into the beautiful gardens. There is a public footpath through a neighbouring field accessed from the main road which runs down to the River Nidd and there are stepping stones to the other side which opens up an array of walking routes to Darley and many other destinations along the Nidderdale Way.

ADDITIONAL INFORMATION

Tenure: We are advised the property is freehold with vacant possession given on legal completion.

Services: Mains water, electric, private sewerage system, oil fired central heating and LPG for the real flame hob and fire. The property has under floor heating on the ground floor and in the bathrooms.

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

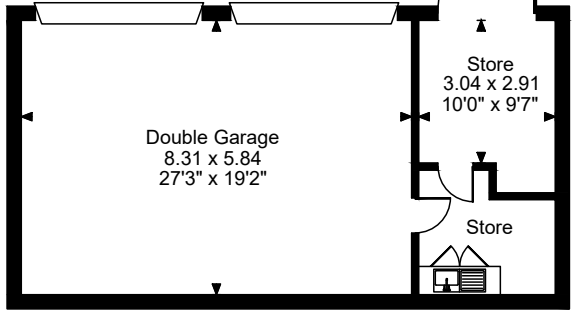
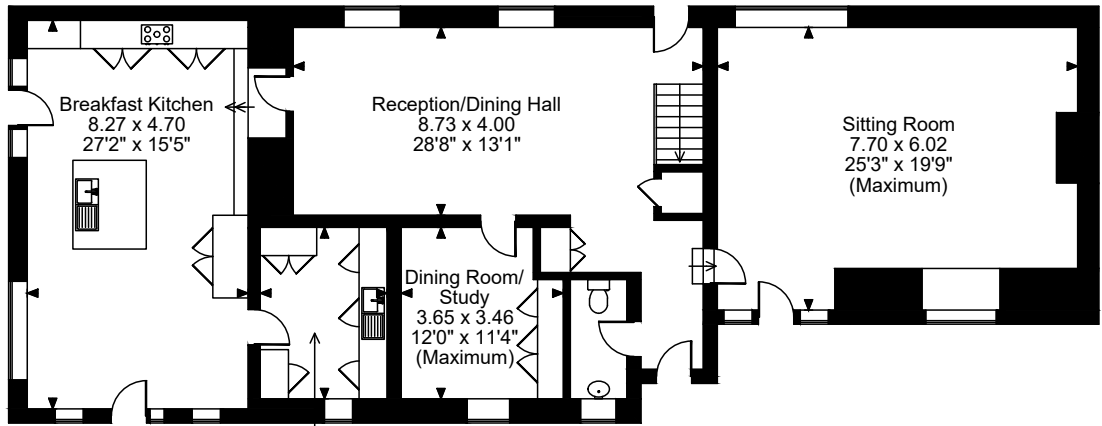
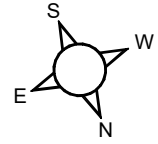
Directions - HG3 4JT: From Harrogate leave via the Ripon Road (A61) towards Pateley Bridge, follow this road past Ripley and at the second Ripley roundabout take the second exit onto the B6165 through Burnt Yates. Once you pass the fishing lake on the right at Hartwith Mills the lane for the house is around 500 yards on the left hand side.





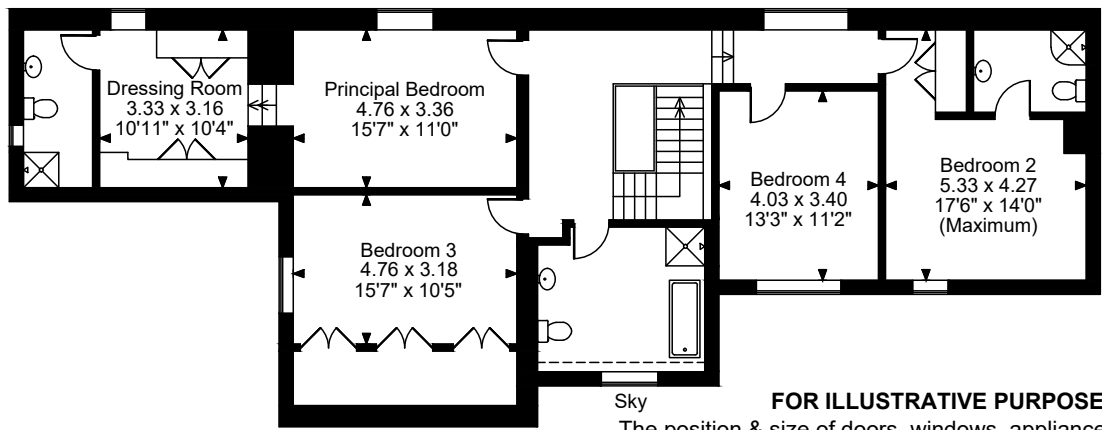


Byre House, Summerbridge
Approximate Gross Internal Area
Main House = 3,052 sq ft / 284 sq m
Double Garage = 522 sq ft / 49 sq m
Stores = 183 sq ft / 17 sq m
Total = 3,757 sq ft / 349 sq m



Ground Floor

Utility Room
 3.65 x 2.70
 12'0" x 8'10"



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	55	58
England & Wales	EU Directive 2002/91/EC	



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