WEST SYKE FARM

FELLISCLIFFE ◆ NEAR HARROGATE

WEST SYKE FARM, BARSE BECK LANE, FELLISCLIFFE, HG3 2LA

Harrogate 6 miles • Leeds 20 miles • York 27 miles • A1(M) 14 miles

An exceptional country house providing excellent family accommodation, with leisure facilities, ancillary accommodation and an extensive range of outbuildings and equestrian facilities, enjoying expansive views over beautiful countryside and occupying a lovely setting amidst gardens and grounds extending to just over 6 acres (2.43 ha) in a highly desirable location within a 20 minute drive of central Harrogate.





PRINCIPAL HOUSE

Reception hall • Cloakroom • Sitting room
Study • Superb open plan kitchen with an oak conservatory/snug • Games room
Cinema room • Bar area • Utility room
Boot room • Boiler room • Gym • Indoor resistance pool • Changing room and sauna

Landing • Spacious principal bedroom with two dressing rooms and an en suite shower room
Guest bedroom and an en suite bathroom with separate shower cubicle • Three additional double bedrooms – each with en suite shower rooms • Store room and laundry chute

COTTAGE

Versatile reception hall • Cloakroom
Sitting room • Dining kitchen • Three bedrooms
Bathroom with separate shower cubicle

ANCILLARY

Home office • Boot room • Boiler/store room
First floor apartment comprising hall
Open plan living area with sitting, dining and kitchen • Two bedrooms • Bathroom with separate shower cubicle

OUTBUILDINGS

Extensive garaging • Two-bay car port
Workshop • Barn housing three stables, tack room and purpose-built feed bins with courtyard enclosure • Heated drying room
Dog kennels • Two storey hay barn
Kitchenette with sink and WC • Plumbing for washer • Trailer store • 40m x 20m outdoor riding arena







THE LOCATION

West Syke Farm is set in a private semi rural position, surrounded by and enjoying views over some of the most unspoilt countryside in Yorkshire in the Nidderdale Area of Outstanding Natural Beauty. Despite its appealing country setting it is conveniently located within a 15/20 minute drive of central Harrogate which provides an extensive range of shopping and recreational facilities.

For the commuter, the business centres of Leeds, Bradford and York are all within daily travelling distance. The East Coast mainline operates direct train services between Harrogate and London's Kings Cross with additional services from mainline stations in Leeds and York. Leeds/Bradford International Airport is within a 30 minute drive.



THE OPPORTUNITY

West Syke Farm is an exceptional country property in every respect, the sale of which provides an extremely rare opportunity to acquire a meticulously developed family house with an excellent range of ancillary accommodation and an extensive range of outbuildings, in a truly glorious setting.

Originally an old farmstead, West Syke Farm has been substantially reconstructed to modern standards in the last 15 years to an exceptional specification, using only the highest quality of materials throughout. The quality, attention to detail and presentation is second to none.

















THE PRINCIPAL HOUSE

The principal house extends to just over 6,200 sqft (576 sqm) of living space and is perfect for everyday family living and entertaining. On the ground floor is a reception hall, cloakroom, sitting room, study, a fantastic living kitchen opening into an oak conservatory and a utility and boot room. There is also an indoor resistance pool, gym, sauna and changing facilities on the ground floor, providing an excellent range of leisure facilities.

The lower ground floor provides an excellent entertainment area with a games room, cinema room and a bar/seating area, together with a boiler room and store room.

On the first floor is a landing with store room and laundry chute, together with five double bedrooms, each with en suite facilities.













THE COTTAGE

Adjoining the principal house to the south is a self-contained three bedroom cottage with off road parking for two vehicles.













THE ANCILLARY

Additional accommodation in the ancillary building, which is situated within a short walk to the east across the courtyard garden with box hedging and spiral topiary trees, provides a large home office/hobby room with kitchenette and shower room on the ground floor together with a boiler room and a boot room with washing and drying facilities and a self contained two bedroom apartment above which has designated parking for two vehicles. There is potential to link the apartment and ground floor by the installation of a staircase (provision in place).









THE ANCILLARY APARTMENT















THE OUTBUILDINGS

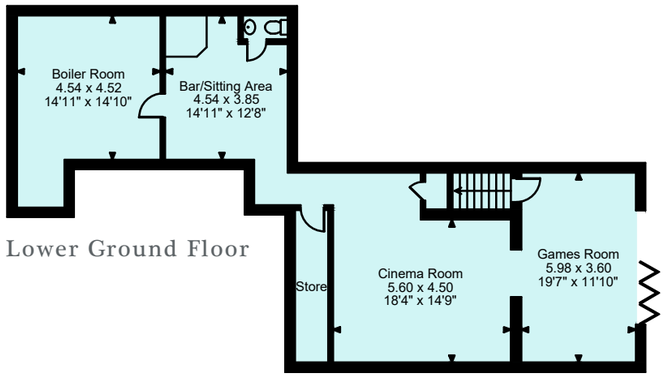
To complement the fantastic living accommodation there are a wide variety of substantial outbuildings centred around a lower courtyard, to the north west of the principal house. The extensive range of buildings provide a superb facility for multiple uses, being ideal for those seeking an extensive storage area, car collection storage or equestrian facilities. They comprise extensive garaging providing secure storage for multiple vehicles, a large workshop, a stable courtyard with 3 stables, tack room and a drying room together with a substantial 2 storey hay barn and an adjoining trailer store. Beyond to the north is a concrete hardstanding area which leads to the outdoor riding arena.

West Syke Farm occupies an idyllic and exceptionally private setting, approached from a quiet country lane, through electrically operated entrance gates. Formal landscaped gardens lie to 3 sides of the property with a kitchen garden with raised planters and a greenhouse beyond. A series of well fenced paddocks lie to the north and east providing an excellent facility for those with equestrian/livestock interests. The gardens, grounds and paddocks extend to just over 6 acres (2.43ha) in total. Extensive CCTV is in place.

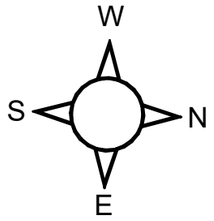


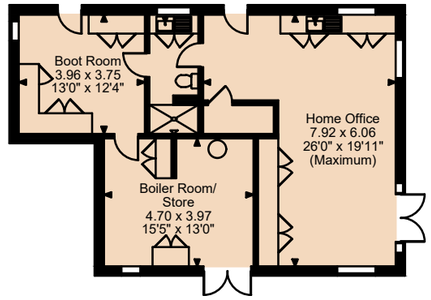
FLOOR PLANS

Approximate Gross Internal Area
Main House: 6,218 sq ft / 578 sq m
Cottage: 1,117 sq ft / 104 sq m
Ancillary: 1,791 sq ft / 166 sq m
Outbuildings: 3,344 sq ft / 311 sq m
Garage & Trailer Store: 2,198 sq ft / 204 sq m
Total: 14,668 sq ft / 1,363 sq m

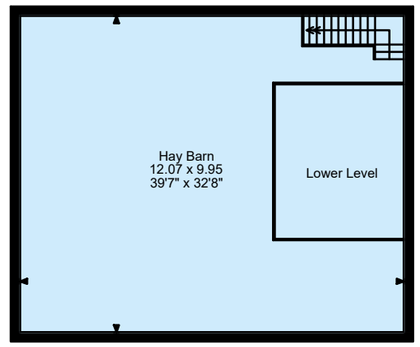


Lower Ground Floor

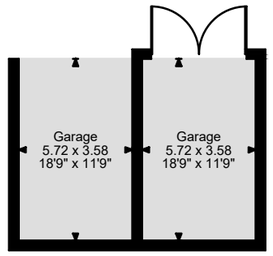


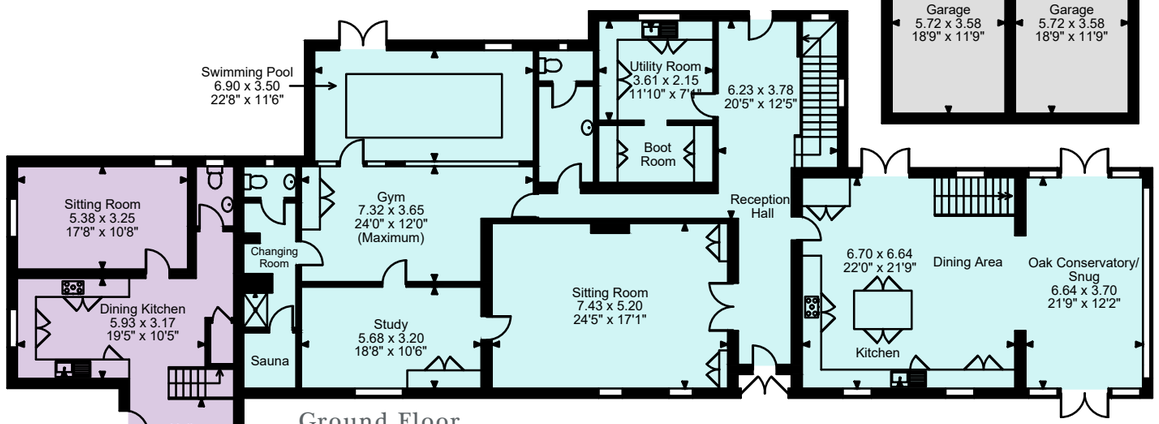


Ancillary - Ground Floor

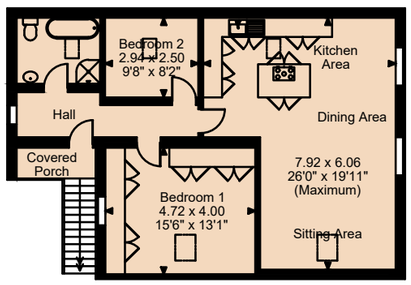


Hay Barn - First Floor

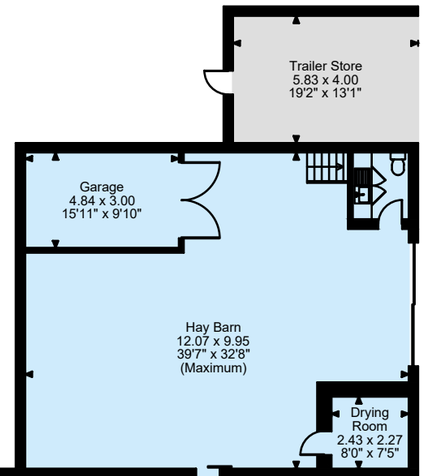


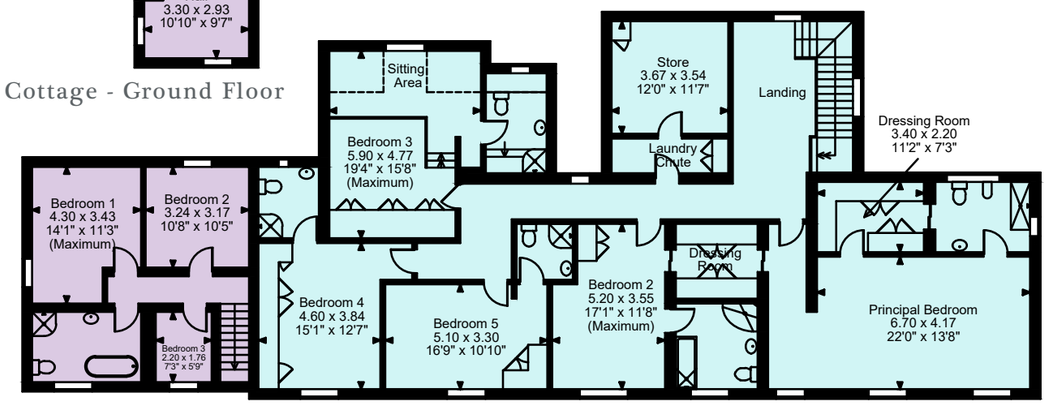


Ground Floor



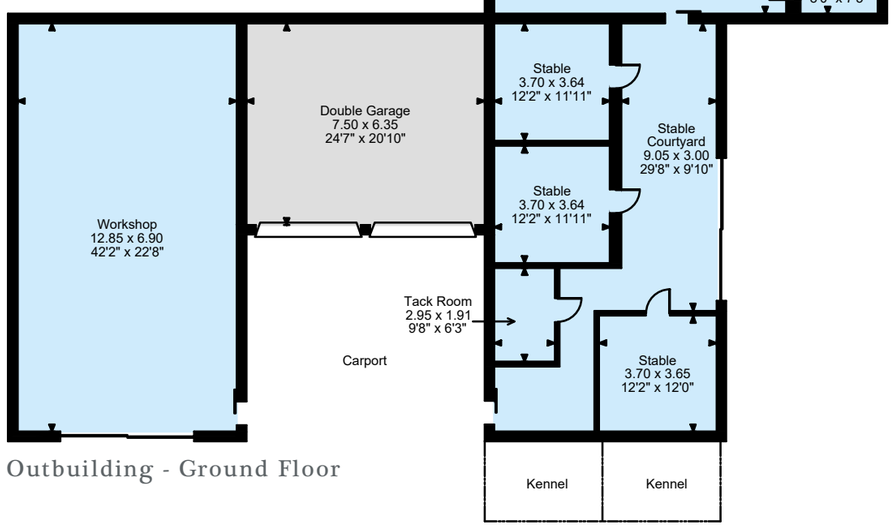
Ancillary - First Floor





Cottage - First Floor

First Floor



Outbuilding - Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

ADDITIONAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electricity, with air source heating to the main house and water are installed. All properties are connected to mains drainage.

VIEWING

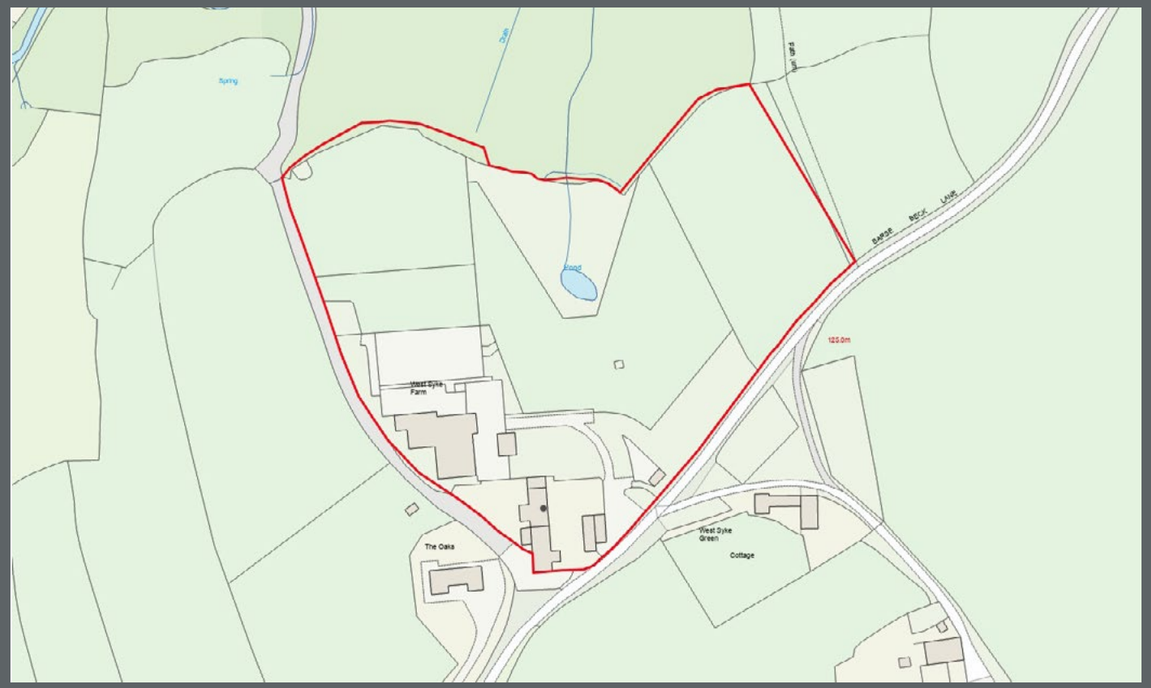
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

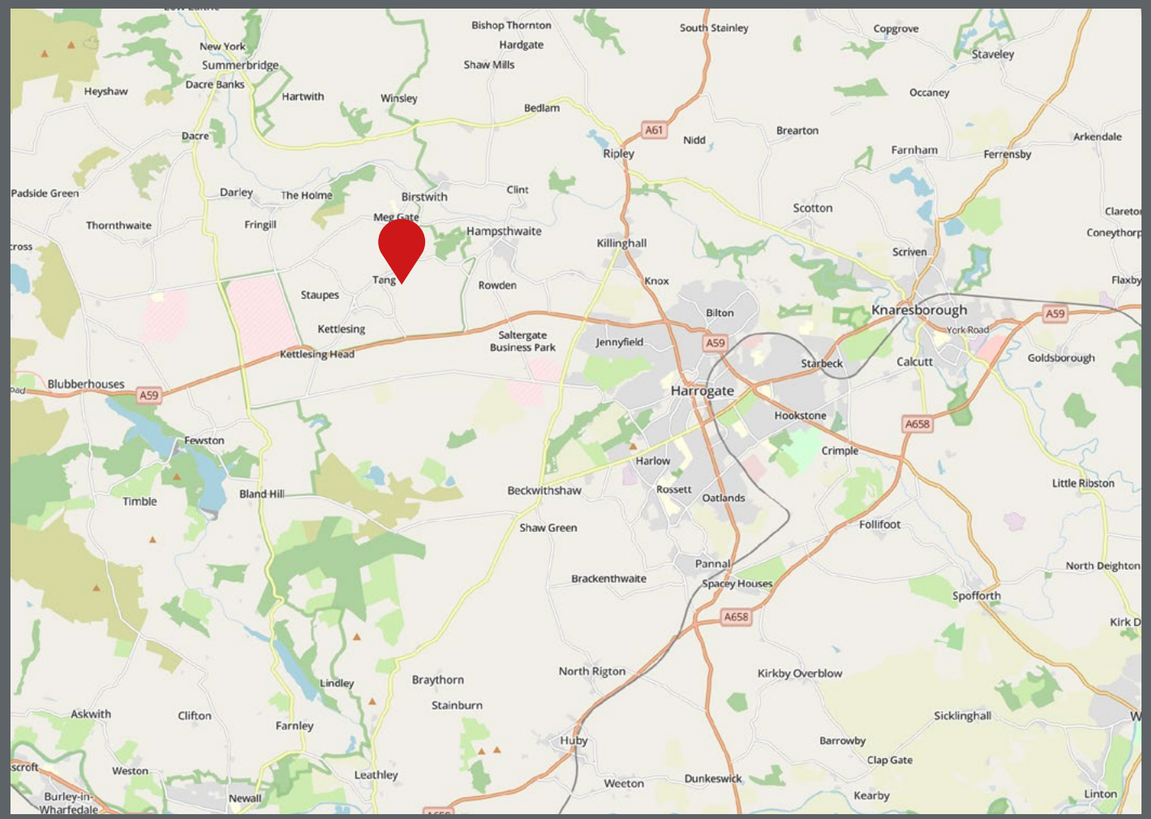
DIRECTIONS

Sat nav: HG3 2LA

Proceed out of Harrogate in a northerly direction on the A61. At the main roundabout turn left onto the A59 towards Skipton. After passing The Nelson Inn on your left, turn onto the second lane to the right, Grayston Plain Lane. Take the first lane on your left, Swincliffe Lane. Follow this road, dropping down to Birstwith Hall which can be seen on your right. Opposite, take the lane to your left, Barse Beck Lane. Follow the lane and West Syke Farm is the first property you come to on the right.







Carter Jonas

DISCLAIMER

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.