

FOREST FARM
Greenhow Hill, Near Harrogate

Carter Jonas

FOREST FARM & THE OLD PIGGERY, GREENHOW HILL, HG3 5JL

Pateley Bridge – 3½ miles
Grassington – 7 miles
Harrogate – 15 miles
Ripon – 15 miles

Forest Farm is a truly special property — a hidden gem set within the Nidderdale Area of Outstanding Natural Beauty, enjoying breathtaking panoramic views over rolling countryside. The property comprises a charming four bedroom period Yorkshire stone farmhouse, a beautifully converted two bedroom former piggery, currently operating as a successful 5 star holiday let, however it has planning permission granted for personal/private use, and almost 12 acres of mature gardens and pasture land. They offer a rare combination of character, lifestyle and income potential. Extending to almost 4,000 sqft in total, the property is well positioned providing excellent accessibility while retaining a peaceful and private feel.

A private driveway leads first to The Old Piggery, an impressive conversion finished to an extremely high standard. The accommodation includes a vaulted living area with a contemporary fitted kitchen, two generous double bedrooms and two bathrooms. Outside, the landscaped garden has been thoughtfully designed to make the most of the sun throughout the day, creating an ideal space for guests. Adjacent to the landscaped garden is a paddock which guests can use for secure dog exercise in addition to the many walks in the area and there is also parking for several vehicles.

Continuing up the sweeping private driveway, a large turning circle provides ample parking for multiple vehicles and leads to the main farmhouse. The house has been sympathetically renovated by the current owners, carefully preserving its original charm, with features including exposed beams, stone flagged floors, window seats and period fireplaces.

A TRADITIONAL 4 BEDROOM YORKSHIRE STONE FARMHOUSE DATING BACK TO THE LATE 1700'S, SET IN ALMOST 12 ACRES OF LAND AND ESTABLISHED GARDENS WITH AN OUTSTANDING ANNEXE, CURRENTLY USED AS A VERY SUCCESSFUL HOLIDAY LET, WITH PRIVATE GARDENS POSITIONED IN A STUNNIG NIDDERDALE SETTING.





The ground floor offers a versatile range of living spaces, including a welcoming lounge, a formal dining room suitable for family gatherings, and a cosy snug with log burner. The breakfast kitchen is well-equipped with a range of units, a useful pantry and opens into a conservatory overlooking the gardens. A spacious entrance hall with cloak storage, the utilities and a WC completes the ground floor.

On the first floor, the central staircase leads to four well-proportioned double bedrooms, all enjoying elevated and panoramic views across the surrounding countryside. The principal suite benefits from a dressing area, ample fitted wardrobes and a stylish en suite shower room. A modern and generous house bathroom serves the remaining bedrooms.

Outside, Forest Farm sits beautifully within its grounds. The gardens are a particular feature, with sweeping lawns all dog proof with well-stocked borders, a peaceful natural pond, areas of woodland and a variety of spaces designed for outdoor entertaining and relaxing. The adjoining pasture land surrounds the house and has been used in the past for grazing but is currently left natural and regularly receives visits from a family of Roe Deer.

Despite its idyllic rural setting, the property is just a short drive from the historic town of Pateley Bridge, offering a range of everyday amenities and for further conveniences both Ripon and Harrogate are around 15 miles away.











ADDITIONAL INFORMATION

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

Services - The Farmhouse: Central heating is provided by a newly fitted (November 2025) oil-fired boiler with a new oil tank. Septic tank. Mains water and electricity.

Services - The Old Piggery: Central heating is provided by an air source heat system with underfloor heating throughout. New treatment plant. Mains water and electricity.

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

Directions - HG3 5JL: Leaving Harrogate town centre via the Skipton Road (A59), after approximately 5 miles turn right onto Meagill Lane eventually bearing right onto Greenhow Hill Road. Continue along this road which eventually turns into Duck Street Lane, turn left at the T junction onto the B6265 and after approximately 600 metres, the road bends quite sharply to the right and the lane entrance for Forest Farm and The Old Piggery is on the left on this corner.








THE OLD PIGGERY



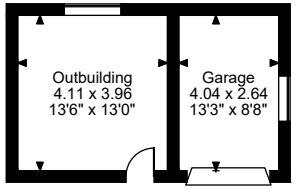

THE OLD PIGGERY

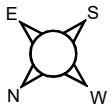

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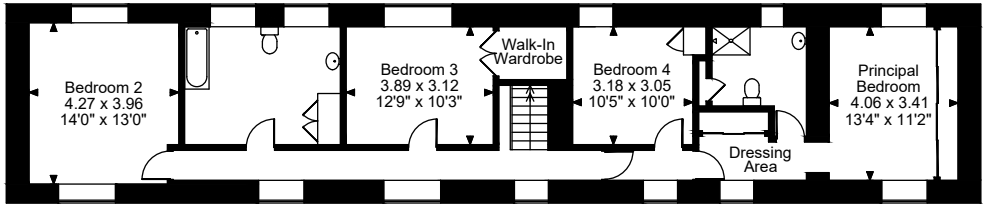

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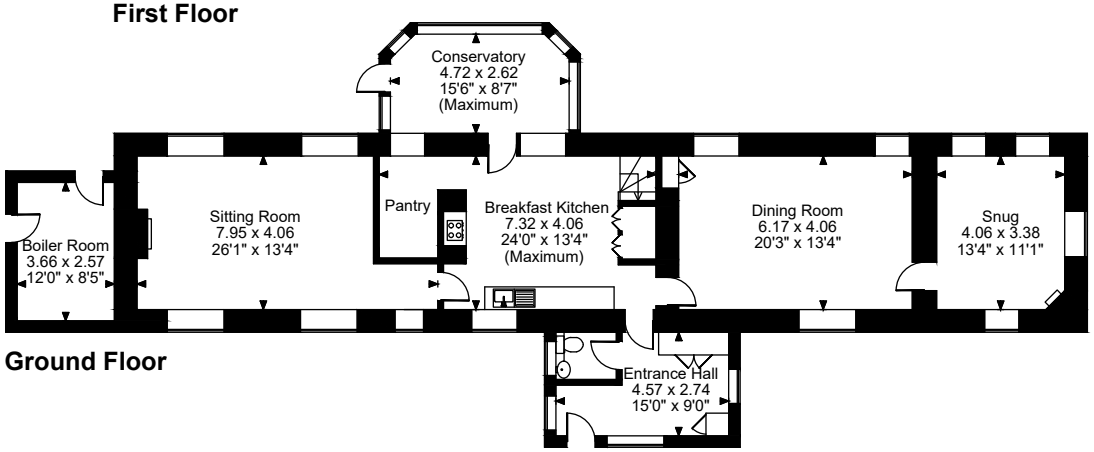
Forest Farm, Greenhow
Approximate Gross Internal Area
Main House = 2,506 sq ft / 232 sq m
The Old Piggery = 944 sq ft / 88 sq m
Garage & Outbuildings = 395 sq ft / 37 sq m
Total = 3,845 sq ft / 357 sq m



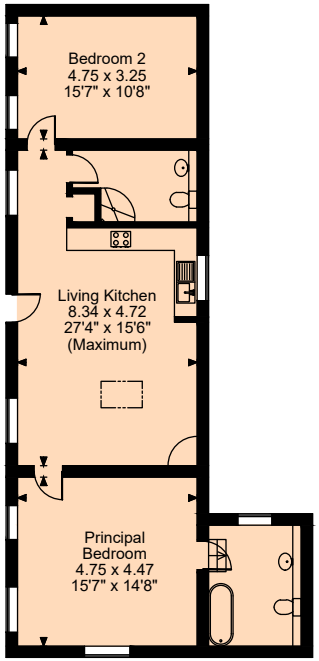




First Floor



Ground Floor



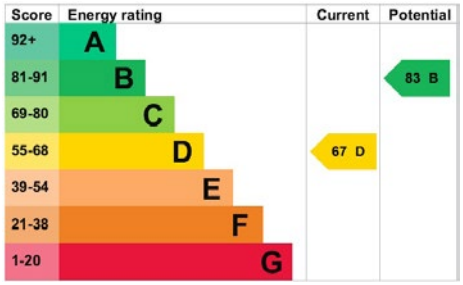
The Old Piggery





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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The Old Piggery



The Farmhouse





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