



Nab Hill Farm

Buttersyke Bar, Pannal

A delightful farmhouse offering country living, exceptional grounds, including a commercial element & equestrian use

Set within approximately 5.51 acres this charming, period stone residence enjoys a delightful rural outlook with far-reaching countryside views and beautifully maintained grounds. Approached via a private driveway, with a superb range of outbuildings and equestrian facilities, situated on the edge of the sought after village of Pannal and within easy reach of the historic town of Harrogate.



The property

Perfectly positioned to enjoy both countryside seclusion and convenient access to nearby transport links, this is a unique opportunity to acquire a characterful home with extensive grounds and lifestyle appeal. The attractive stone façade and traditional tiled roof create immediate curb appeal. The home is thoughtfully arranged around a welcoming courtyard terrace and offers spacious and versatile accommodation, filled with natural light and countryside views. Character features combine seamlessly with practical living spaces, making it equally suited as a family home as well as for entertaining.

There are two main reception rooms on the ground floor, including the wonderfully cosy, yet spacious sitting room that is full of rustic charm with a striking feature stone fireplace and wood-burning stove. French doors and large windows flood the space with natural light and provides delightful views of the garden. The versatile dining/ family room offers ample space for a good-sized table and chairs for a more

formal dining experience or relaxed seating with the feature stone surround fireplace creating an attractive focal point.

The beautifully appointed breakfast kitchen provides a stylish and sociable hub to the home. Fitted with an attractive range of cream shaker-style cabinetry, complemented by solid woodwork surfaces and tiled flooring to the kitchen area. Integrated appliances and ample storage are thoughtfully arranged around a central breakfast bar, offering casual seating and an ideal spot for morning coffee or informal dining. The dining area enjoys warm wooden flooring and an abundance of natural light from a large picture window, creating a bright and welcoming setting for family meals and entertaining. While the open-plan layout enhances the sense of space and flow.

Upstairs there are three well-presented bedrooms, including the spacious principal bedroom with dual aspect. Completing the first floor is a generously proportioned family bathroom with an over-bath shower.



Outside

To the rear of the house, the landscaped gardens are a true highlight, featuring manicured lawns, mature trees, shaped hedging, a summer house and two picturesque ornamental ponds each create a tranquil setting ideal for entertaining and relaxation. Adjoining the house a single garage and workshop provides the ideal space for extending the accommodation in a seamless, integrated fashion (subject to the necessary planning consent).

To the front of the property are extensive outbuildings and facilities to include a generous car port, four loose boxes, a menage, a yard office and a further range of timber buildings. There are also paddocks that extend to approx. four acres, suitable for mowing, grazing and equestrian use.

The grounds also include a Class E commercial yard suitable for a variety of uses and business opportunities.

Location

The North Yorkshire village of Pannal lies just south of the sought-after town of Harrogate. The village offers plenty of everyday amenities and facilities, including a village store, a post office and a primary school, while there is a village pub in neighbouring Burn Bridge and Pannal Golf Club on the edge of the village. The village also has a mainline station, offering services to London via Leeds, while direct rail services to London are available from Harrogate. The historic and popular spa town of Harrogate is to the north, and boasts excellent shopping, leisure and cultural facilities, and a number of supermarkets, plus a choice of superb schools.

The area is well connected by road, with the A1(M) just eight miles away, offering easy access to the north and south.



Distances

- Harrogate 3.2 miles
- Knaresborough 6.0 miles
- Wetherby 7.8 miles
- Leeds 12 miles
- York 22 miles
- Leeds Bradford Airport 8.3 miles

Key Locations

- Harrogate town centre (historic spa town)
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)

Nearby Schools

- Harrogate Grammar School
- Western Primary School
- Pannal Primary School
- Beckwithshaw Community Primary School
- Brackenfield School
- Ashville College
- Rossett School
- Rossett Acre Primary School
- The Duchy College
- North Rigton C of E Primary School

Nearby Stations

- Pannal
- Harrogate
- Hornbeam Park





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



Floorplans

Main House = 1,515 sq. ft / 140.80 sq. m
Total Internal Area = 4,290 sq. ft / 398.75 sq. m
For identification purposes only.

Directions

HG3 1JE - what3words: ///lyricism.absorb.playing

General

Local Authority: North Yorkshire County Council

Services: Mains water and electric. Oil central heating. Private drainage which we believe may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F / EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents Notes: A payment of £1,100 per year is payable to Network Rail for the wayleave of the water supply over a bridge.

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561 274

harrogate@struttandparker.com
struttandparker.com

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