

Old Coach House
Crag Lane, Felliscliffe



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A charming and substantial period property featuring characterful stone elevations and original features, set within an idyllic rural hamlet with extensive gardens and paddocks.

The Old Coach House, dating back in parts to 1679, with original coaching arches, now glazed and presenting an attractive approach to the front of the house. The property is a link-detached period home with traditional stone elevations, offering more than 2,300 sq. ft of versatile accommodation arranged across three floors. While the property, which has been in the current owner's tenure for 36 years, would benefit from some cosmetic updating, it retains a wealth of original character, including exposed timber beams, stone-flagged flooring and vaulted ceilings, providing an excellent opportunity to create a substantial family home in an appealing rural setting. The accommodation has been thoughtfully arranged to make the most of the property's unique layout and outlook. The upper ground floor has a welcoming glazed entrance hall, with direct access to the gardens and leads to a spacious kitchen and breakfast room fitted with traditional cabinetry and built in fridge, dishwasher and ample space for informal dining. There is a well-proportioned lounge, with beams and opposite-facing windows that creates an impressive reception space with excellent natural light and attractive views across the surrounding gardens and surrounding countryside. Also on this level is a spacious room with French windows, currently used as a dining room, but could serve a variety of purposes to suit any lifestyle, including home office, boot room or utility. Completing this level is the principal bedroom which benefits from built-in storage and en suite facilities. The lower ground floor provides flexible additional accommodation, comprising a dedicated study that could also be used as a large double bedroom, a further double bedroom and a shower room, making it well suited for guests, home working or an annex. Two further well-proportioned bedrooms are located on the top floor, together with a convenient cloakroom.

Main house 2,310 sq. ft (215 sq. m)
2/3 reception rooms
4/5 bedrooms | 2 bathrooms
Double garage
3.94 acres
Freehold

Offers over £800,000



The property is approached via a sweeping gravel driveway that provides parking for several vehicles and leads to a substantial detached double garage and workshop. The grounds are a particular feature, with a stone-flagged terrace and small pond providing an ideal setting for outdoor dining and entertaining, alongside lawns bordered by mature trees and established planting. Beyond the formal gardens, an adjoining field and paddock extend the grounds and offer excellent opportunities for equestrian use, recreation or simply enjoying the surrounding countryside. Roof-mounted solar panels further enhance the property's efficiency.

Location
The Old Coach House enjoys a peaceful setting in the small hamlet of Felliscliffe, surrounded by the rolling countryside of the Nidderdale National Landscape yet within easy reach of the spa town of Harrogate. The surrounding area offers an extensive network of footpaths and bridleways, providing excellent opportunities for walking, cycling and riding. Nearby Harrogate provides an excellent range of amenities, including independent boutiques, supermarkets, restaurants, cafés, cultural attractions and leisure facilities.

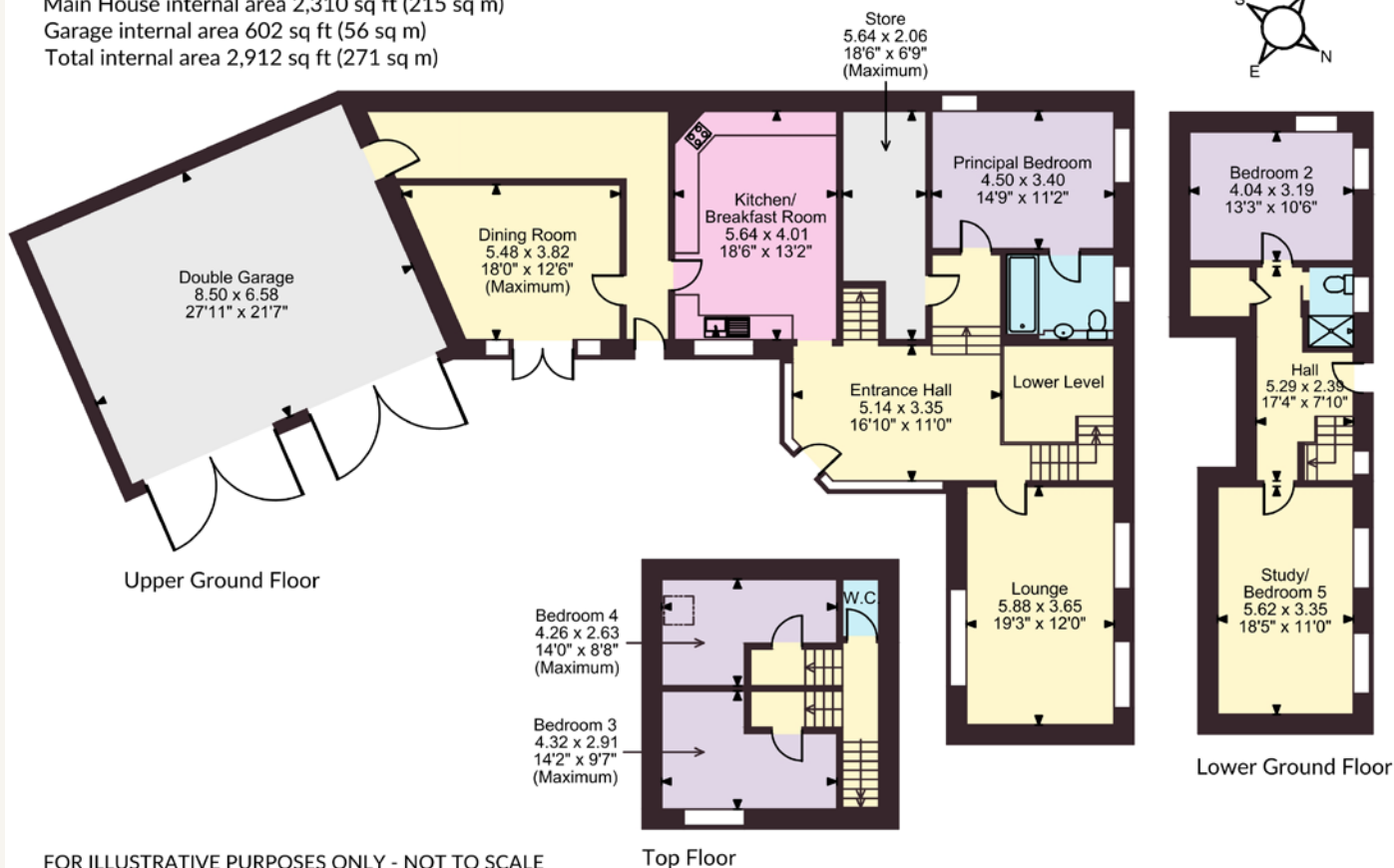
The property is well placed for communications, with the A61 and A59 providing convenient links to Leeds, York and the wider regional road network. Rail services from Harrogate offer regular connections to Leeds and York, with onward services to London King's Cross available from both York and Leeds.

The area is well regarded for its choice of highly regarded state and independent schools, while nearby attractions include the historic ruins of Fountains Abbey, the RHS Garden Harlow Carr and the dramatic landscapes of the Yorkshire Dales National Park, all contributing to the area's enduring appeal.

Postcode region: HG3

General
Local Authority: North Yorkshire Council
Services: Mains water, electricity and drainage. Biomass boiler pellets. Solar panels.
Council Tax: Band F | EPC Rating: F
Mobile phone coverage: Information can be found here <https://checker.ofcom.org.uk/>
Some CGI photos used in the brochure

Old Coach House, Crag Lane, Felliscliffe
Main House internal area 2,310 sq ft (215 sq m)
Garage internal area 602 sq ft (56 sq m)
Total internal area 2,912 sq ft (271 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Top Floor

The position & size of doors, windows, appliances and other features are approximate only.

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