



Knott Farm, Dallowgill, Kirkby Malzeard  
Ripon, North Yorkshire

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# Knott Farm

## Dallowgill, Kirkby Malzeard

### HG4 3RD

Nestled in the heart of the scenic village of Dallowgill, Knott Farm invites you to immerse yourself in a world of natural splendour and community warmth. Here, every corner of the 44-acre estate is imbued with the promise of adventure, from doorstep walks through picturesque landscapes to a vibrant local community awaiting your embrace.

Kirby Malzeard 3.5 miles, Pateley Bridge 7 miles, Ripon 8.7 miles, A1(M) (Jct 50) 14 miles, Harrogate mainline station 16 miles, Leeds Bradford International Airport 24 miles, Leeds 30 miles

Sitting room | Kitchen/dining area | Dining room Utility | Cloakroom | 3 Bedrooms | Family bathroom | Garden store | Garden | 44 Acres EPC rating F

3 Cow sheds | Outbuilding | Agricultural building Stable with store room adjoining and above

Step into Knott Farm's welcoming embrace, where rustic charm meets modern comfort.

#### Ground Floor:

The inviting sitting room boasts a wood-burning stove, exposed beams, and double doors leading to a flexible dining/study area. The adjacent kitchen features a cosy stove with a back boiler and a dining area by a picture window. A cloakroom and utility room provide convenient spaces.

#### First Floor:

Discover three bedrooms with elevated views and a spacious family bathroom with a corner bathtub and separate shower cubicle. Enjoy tranquillity and comfort in every corner of Knott Farm.

#### Key Features:

**Nature's Playground:** Set against the backdrop of the Nidderdale Area of Outstanding Natural Beauty, Knott Farm benefits from its prestigious location, which not only enhances the quality of life but also boosts home prices. Properties within Areas of Outstanding Natural Beauty are highly sought after for their scenic surroundings, tranquillity, and access to outdoor recreational opportunities.

**Community Spirit:** Experience the true essence of village life with a welcoming community ready to embrace you as one of their own. From village gatherings to local events, immerse yourself in the warmth and camaraderie that define life at Knott Farm.

**Endless Potential:** Beyond the charm of the farmhouse itself, Knott Farm boasts a collection of versatile outbuildings, offering boundless potential for further development. Let your imagination run wild as you envision workshops, studios, or additional living spaces to suit your lifestyle needs. Planning permission is in place to convert the stone barns into an extension of the main house, providing the opportunity to create a seamless blend of rustic charm and modern comfort.

**Multi-Use Land:** The 44 acres of land surrounding Knott Farm are more than just a scenic backdrop; they're a canvas for your rural dreams. From paddocks for livestock grazing to space for agricultural endeavours or even recreational activities, the possibilities are as vast as the landscape itself.

**Registered Property:** As a registered property, Knott Farm benefits from access to relevant grants and support, ensuring that your vision for the land and property can be realized with ease and efficiency.

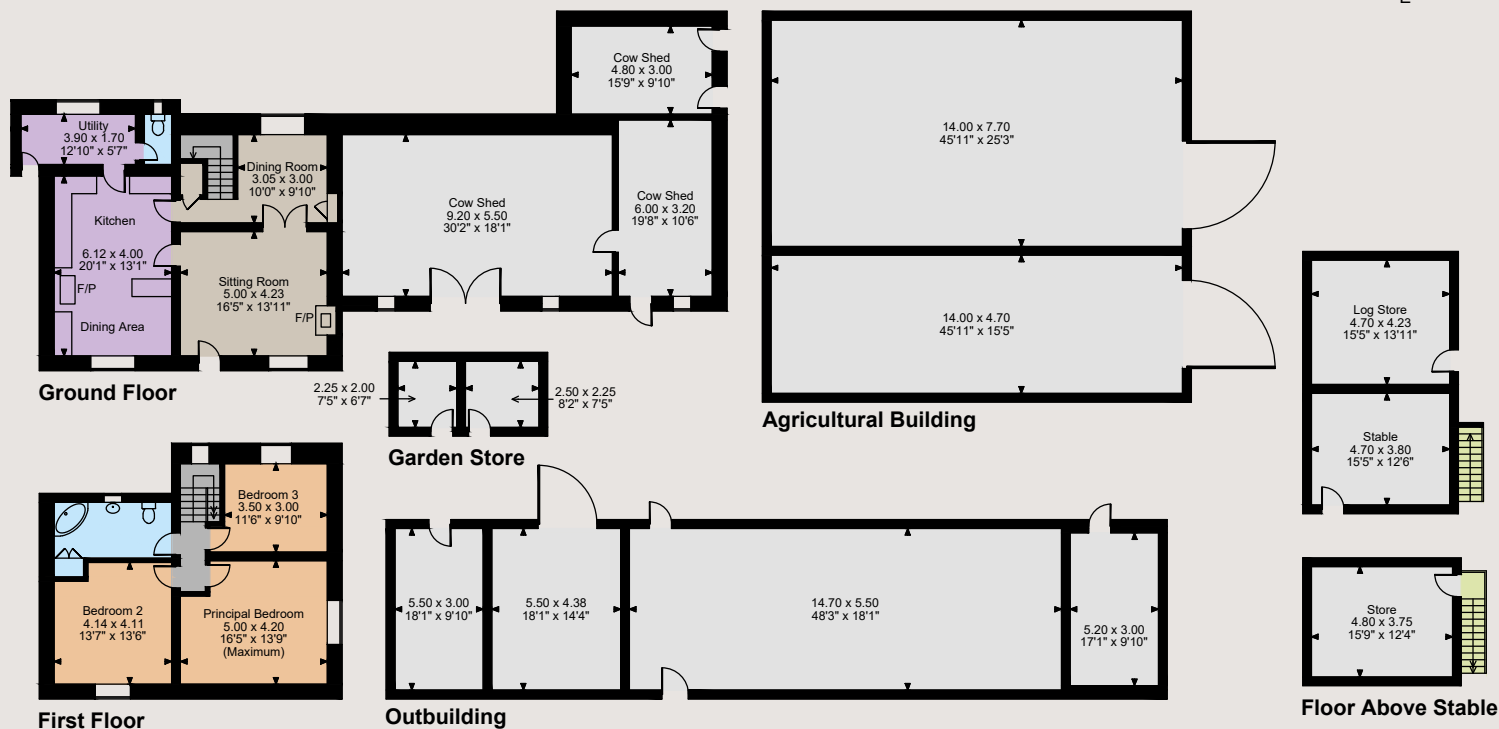
**Outdoor Oasis:** With plenty of outdoor space to roam, Knott Farm invites you to savour every moment of natural beauty. Host delightful BBQs against the backdrop of 360-degree views, unwind in the serenity of your surroundings, and create lasting memories under the endless skies.







Floorplans Knott Farm, Dallowgill, Kirkby Malzeard  
Main House internal area 1,474 sq ft (137 sq m)  
Agricultural Building internal area 1,914 sq ft (178 sq m)  
Outbuilding & Cow Shed internal area 2,464 sq ft (229 sq m)  
Stable & Stores internal area 731 sq ft (68 sq m)  
Total internal area 6,583 sq ft (612 sq m)  
For identification purposes only.



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

From Ripley/A61, at the roundabout, take the exit to join the B6165 and then turn right onto Fountains Road. Follow the road for approximately 4.3 miles and take the left turn to Sawley. At the junction turn right onto the B6265 and the 1st left turn sign-posted to Kirby Malzeard. Continue through Grantley and then take the left turn to join Missies Lane. Take the right turn to Belford Lane, followed by a left turn to Greystone Head. The property will be found after 1 mile on the right.

## General

**Local Authority:** North Yorkshire Council

**Services:** Mains electricity; private water & drainage which we understand may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £1,200,000

**Planning:** Prospective purchasers are advised that they must make their own enquiries of the local planning authority ref: ZC23/02803/FUL.

## Harrogate

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