The Old Dairy

Eden Park, Haggs Road, Follifoot

STRUTT & PARKER

BNP PARIBAS GROUP

A superb barn conversion that seamlessly blends historic craftsmanship with contemporary design, creating a unique and character-rich dwelling with five bedrooms and detached double garage, located between sought-after villages.

Forming part of an exclusive development this stunning transformation of a traditional stone barn into a superb eco-friendly home that has been meticulously designed to maximise the stunning views. It features generously proportioned rooms, quality fixtures and fittings and elegant neutral décor throughout, while preserving its rustic charm and architectural integrity.

- 2 RECEPTION ROOMS
- 5 BEDROOMS
- 4 BATHROOMS
- DETACHED DOUBLE GARAGE
- SOUTH FACING GARDEN
- FREEHOLD
- SEMI RURAL
- ECO FRIENDLY EPC RATING C
- GUIDE PRICE £1,595,000

The property

Nestled in the scenic surroundings of Eden Park on the outskirts of Harrogate, The Old Dairy is a beautifully executed stone barn conversion that seamlessly blends traditional charm with a stylish modern design. Arranged in a U-shape on the ground floor, with most rooms benefiting a southerly aspect over the private courtyard, the property is finished with Farrow & Ball paints, Lapicida tiling with underfloor heating to the ground floor and fitted carpets in the first-floor bedrooms. There are Premium Corston fluted brass wall lights fitted throughout, complemented by a sophisticated Lutron system that allows creation and control custom lighting 'scenes' for any occasion.

The accommodation flows from a welcoming double-height entrance hall with a useful cloakroom/boot room and timeless bespoke oak staircase with glass balustrade to the galleried landing over. It leads to the impressive drawing room, featuring a vaulted ceiling with stunning exposed oak beams and a central, stylish log burner set within a beautiful stone surround to create a cosy focal point. These combined provide character and comfort in equal measure alongside a set of French doors that open to the courtyard and provide a wealth of natural light, perfect for entertaining or relaxing.

Anchoring the home and connecting all the wings is the heart of the home, the stunning open-plan kitchen, dining and living room designed with modern living in mind. This expansive space is ideal for both day-to-day family life and hosting guests, with direct access to a walk-in pantry and a well-equipped utility room providing plenty of additional storage space. The kitchen itself has been tailor made by RoomRoom and has a range of hand-painted wall and base units, a custom central island with fitted booth seating area, complementary luxurious quartz worktops and splashbacks and integrated Siemens appliances. The remaining space, configurable to the purchasers' own requirements, has living and dining areas with ample space for a good-sized dining table, a media wall with shelving and full-height glazing incorporating French doors to the courtyard.

An internal Crittall door leads to a second hall and to a dual aspect study that provides a quiet and versatile space for home working or potential use as a fifth bedroom with an en suite shower room. Completing the ground floor is the spacious principal bedroom suite that offers luxury and privacy with vaulted ceilings and exposed oak beams that are elegantly accentuated with integrated LED lighting, reflecting the barn's original structure. To one end of the bedroom is the fully fitted dressing room with wood effect doors that add a touch of warmth and comfort. To the far side is the luxurious en suite bathroom that briefly comprises twin sinks, a freestanding bath and separate walk-in shower, paired with brushed nickel fittings.

Stairs rise from both halls to two first floor landings, one galleried and overlooking the living space below, reinforcing the barn's open and airy feel. The vaulted first floor houses the property's three remaining double bedrooms, one with exposed ceiling beams and a contemporary en suite shower room. The two others having fitted wardrobes and sharing Jack and Jill access to an equally refined en suite shower room.

Outside

The property is approached via an electric gated entrance with an illuminated Corten steel house sign. A gravelled driveway leads to the private EcoGrid parking and to the double garage with electric doors and a car charger. The property is arranged around a private south facing courtyard garden that features a water fountain and Collingwood antique brass lighting. The landscaping includes a wraparound paved and gravelled walkway, raised planters and a resin patio ideal for entertaining and al fresco dining and enjoying far-reaching views over surrounding countryside.

To the front, the property also benefits from a further stock-fenced area, seeded to provide a further generous lawned garden.

Services: Mains electric and water. Private drainage which we believe to be compliant.

Bosch air source underfloor heating downstairs.

Distances

- Spofforth 2.0 miles
- Follifoot village 2.2 miles
- Pannal 2.2 miles
- Harrogate 4.9 miles
- Leeds Bradford Airport 11.3 miles
- Leeds 14.8 miles

Key Locations

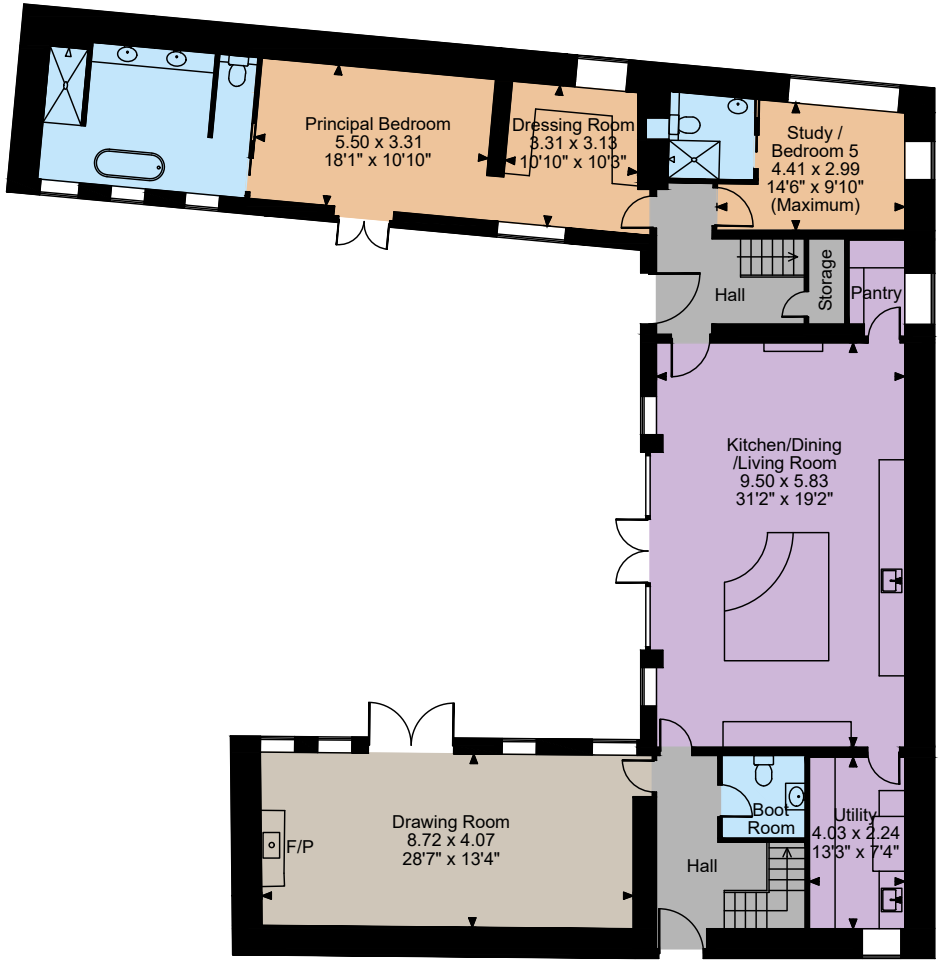
- RHS Garden Harlow Carr
- Valley Gardens
- The Stray
- Brimham Rocks
- Ripley Castle
- Fountains Abbey & Studley Royal
- The Pinewoods
- Royal Pump Room Museum
- Knaresborough Castle

Nearby Schools

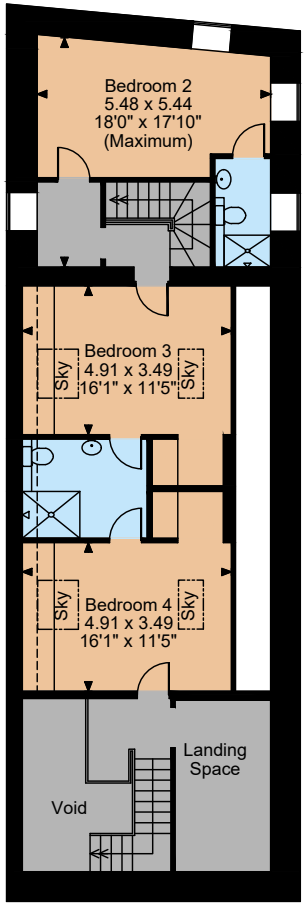
- Ashville College
- Harrogate Ladies' College
- Brackenfield
- Gateways
- The Grammar School
- Belmont Grosvenor
- Queen Ethelburga's College
- Harrogate Grammar School
- St. Aidan's C of E High School
- St. John Fisher Catholic High School
- Follifoot C of E Primary School

Nearby Stations

- Pannal
- Harrogate



Ground Floor



First Floor

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

Location

Having an enviable Follifoot address, this property has the advantage of being close to two local villages, Follifoot and Spofforth. The sought-after village of Follifoot has a good range of day-to-day amenities including a village store, post office, church, two public houses, a favoured primary school, a popular children's play area and a cricket club. The area offers a wide range of sporting clubs including cricket, tennis, football, squash and Follifoot Riding Stables, all within a short drive of the property. Harrogate Rugby Club and Rudding Park Golf Club and Spa are close by along with Spofforth Golf Club which is adjacent to Eden Park.

The spa town of Harrogate is approximately four miles and is the perfect base from which to explore the Yorkshire Dales. There are plenty of shopping facilities including a shopping centre, arcade and a wide range of independent retailers as well as the larger supermarkets with Sainsbury's and Fodder a short drive from the property.

The nearby A1(M) ensures easy access to both the north and south of the country, as do the excellent links from Pannal and Harrogate train stations.

Directions

HG3 1EQ - **what3words:** ///envisage.finds.panning

General

Local Authority: North Yorkshire County Council

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

Council Tax: TBC

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

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