



Colthouse Grange Farm, Ramsgill, Harrogate, HG3 5AE

This impressive double fronted former farmhouse with valuable outbuildings and a self-contained annexe enjoys a delightful rural setting within the AONB close to Gouthwaite Reservoir within 2.3 acres of gardens and paddocks.

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Guide Price: £900,000

- Detached period farmhouse
- Tastefully restored accommodation
- Three principal reception rooms
- Family dining kitchen
- Three double bedrooms
- Large house bathroom
- Two bedroom annexe
- Large barn/workshop



General remarks

Colthouse House Grange Farm is a charming stone built Grade II listed former farmhouse which has been sympathetically re modelled and upgraded with the additional valuable benefit of a self-contained annexe.

Established as a Grange to Byland Abbey (established 1155) the origins of the property go back to the 14th century and earlier, whilst the current presentation is largely Georgian.

The dwelling is quietly situated in an elevated position off a private lane close to Gouthwaite Reservoir with delightful ornamental gardens leading to the banks of Colt House Gill with additional paddocks and amenity space accommodating a detached modern barn/workshop with a wide variety of potential uses. A small orchard features a number of rare heritage apple trees.

A central reception hall leads to an elegant sitting room and a separate formal dining room of similar proportions. The large dining kitchen is an ideal place for entertaining and also gives access to a separate family/playroom/office.

On the first floor three true double bedrooms are served by a large house bathroom with a stylish contemporary suite and there is the scope to sub divide to create an ensuite facility to the front bedroom.

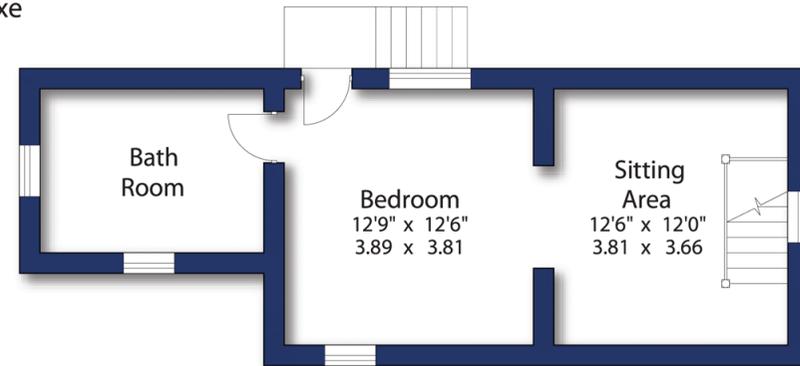
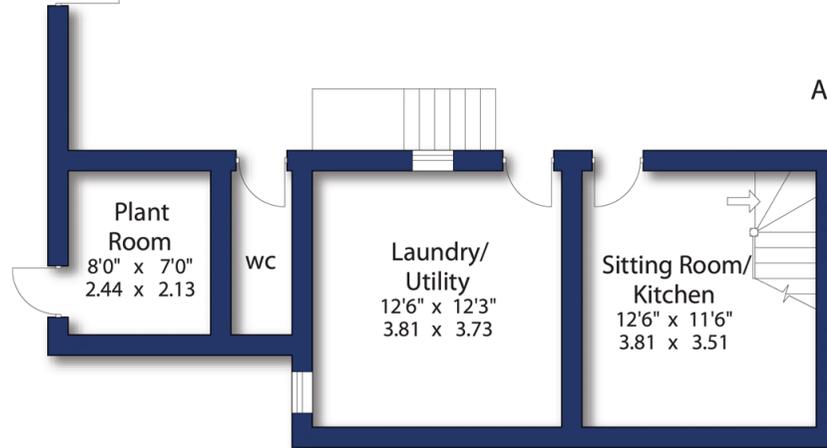
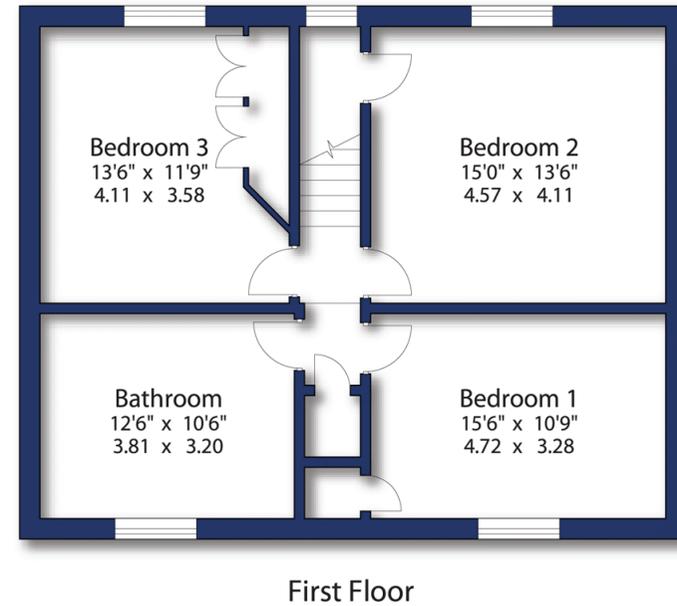
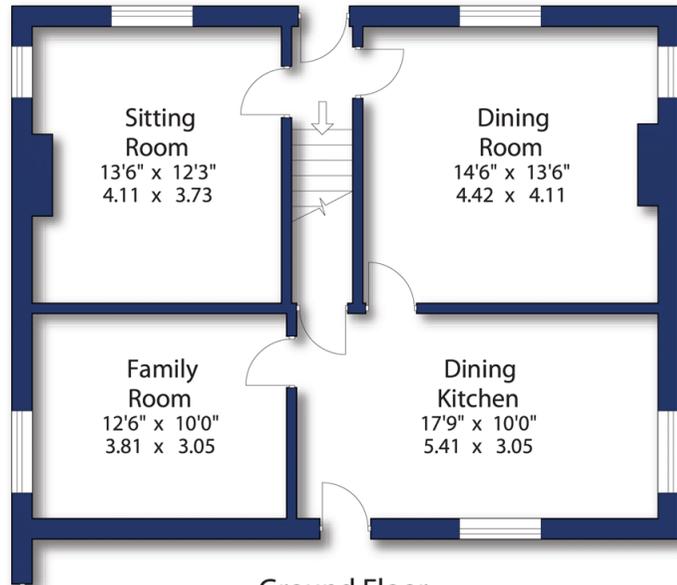
At ground floor level, this well balanced period layout is complemented by a high quality converted Annexe/Granny Flat accessed via a walled rear courtyard. This gives access to a plant room and outside WC. There is also a large laundry/utility room. A separate door gives access to a kitchen/diner, with a staircase leading to first floor lounge/sitting area, which includes a double bed studio with ensuite bathroom

Within close proximity of the farmhouse lies a high quality purpose built modern barn (44ft x 18ft) with twin sliding front doors, electric light and power with scope for a variety of potential uses and heated dog kennels.

Externally "Woodcock Lodge" is a great indoor garden house for entertaining family and friends with ample seating and internal bbq.

The entire land ownership amounts to 2.3 acres including formal gardens and paddocks to the side of the valley and the property is ideal for the buyer seeking ease of access to amenities in Pateley Bridge and vehicular access to Leeds, Bradford etc.

Floorplans



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Area: 2.324 acres (0.940 ha)





Directions

Proceeding out of Pateley Bridge on the Low Wath Road continue up the valley along the side of Gouthwaite Reservoir the property will be identified on the left hand side after approximately 2 miles by our for sale board.

What3Words websites.dashes.tungsten

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, oil fired central heating and drainage is from a shared septic tank
- Driveway and Ev charging point

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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