



## High Farm, Rowden Lane

Harrogate

Guide Price £1,795,000



# MYRINGS





## High Farm

Rowden Lane, Harrogate

'High Farm' is a beautiful 5 bedroom detached Yorkshire Stone built farmhouse standing in about 7 acres of formal lawned gardens, enclosed paddocks and about 3000 square feet of stables, garaging and workshop offering potential for second home/holiday cottage conversion. The property has been sympathetically renovated throughout over the years and reveals beautiful interiors with outstanding views towards open countryside located on the outskirts of Hampsthwaite & only 4 miles from Harrogate.

Council Tax band: G

Tenure: Freehold

- CHARACTER FEATURES
- ABOUT 7 ACRES
- DOUBLE GARAGING
- 3 STABLES
- OUTSTANDING VIEWS OVER OPEN COUNTRYSIDE
- MODERN 28'7 x 26'2 WORK SHOP OR POTENTIAL FOR SECOND HOME/HOLIDAY COTTAGE

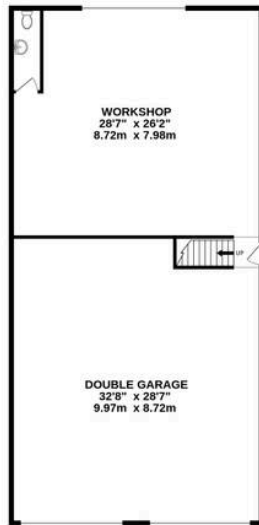


MYRINGS

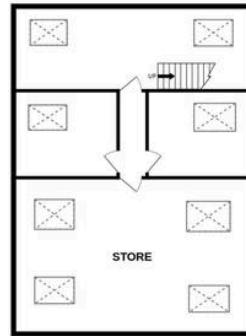




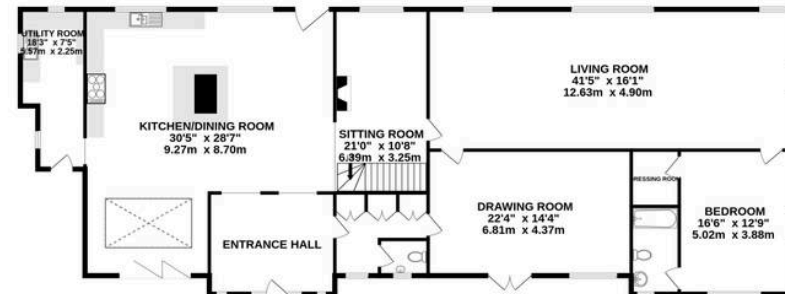
GARAGE FIRST FLOOR  
1684 sq.ft. (156.5 sq.m.) approx.



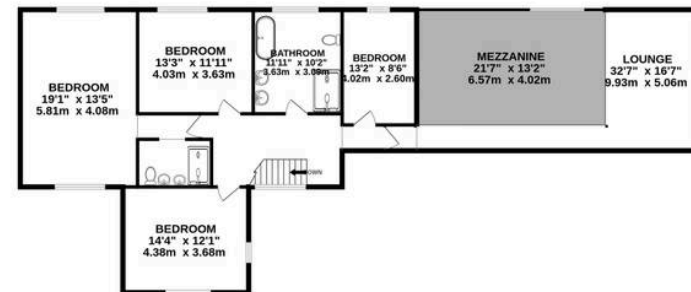
GARAGE SECOND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



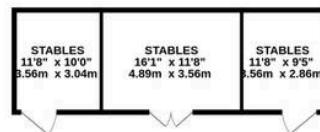
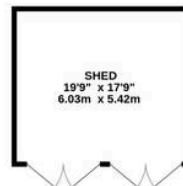
GROUND FLOOR  
2625 sq.ft. (243.9 sq.m.) approx.



1ST FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



OUTBUILDINGS  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 7388 sq.ft. (686.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024









## Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423

566400

▪ [enquiries@myringsestateagents.com](mailto:enquiries@myringsestateagents.com) ▪ <http://myringsestateagents.com/>

