



# SPRUISTY HALL FARM RIPON ROAD

Killinghall, Harrogate, HG3 2AU



**GSC GRAYS**

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# SPRUISTY HALL FARM RIPON

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A unique opportunity to purchase a special piece of Yorkshire on the outskirts of Harrogate. Spruisty Hall Farm comprises a substantial stone farmhouse, three cottages, shop premises, 22 pitch campsite, plus a range of traditional and modern buildings.

A fantastic opportunity to the North of Harrogate

Traditional Stone Farmhouse with three income producing cottages

Campsite with 22 pitches and facilities

Shop premises with potential for conversion

Large range of traditional and modern farm buildings

Scope to convert to one or two large dwellings subject to planning

Sought after location

Perfect for a range of purchasers including investors, families or equestrian enthusiasts



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### Situation and Amenities

Spruisty Hall Farm is positioned on the northerly outskirts of Harrogate in the village of Killinghall. Set on the River Nidd, the historic village of Killinghall offers a range of day-to-day amenities including two churches, a village hall, convenience store, children's nursery and play area, garden centre, cricket club and popular primary school. The nearby spa town of Harrogate is renowned for its shopping facilities and a wide range of independent retailers as well as the larger supermarkets and sports facilities including cricket, tennis, rugby, football and squash clubs and five golf courses.

Communications links are excellent: the village offers regular bus services between Harrogate, Ripon and Leeds, the A61 running through the village links to the the A1(M), ensuring easy access to the north and south of the country and to the national motorway network, and Harrogate train station has regular services to major regional centres and to central London.

The area provides a good selection of state primary and secondary schooling including Harrogate Grammar School (rated Outstanding by Ofsted) together with a wide range of noted independent schools including Harrogate Ladies' College, Brackenfield, Belmont Grosvenor and Ashville College.



## The Farmhouse, Spruisty Hall Farm, Ripon Road, Killinghall HG3 2AU

Approximate Gross Internal Area  
2669 sq ft - 248 sq m

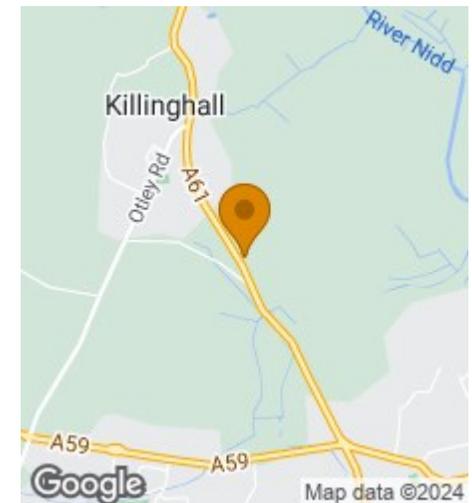


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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