



HIGH GREEN FARMHOUSE
Nr Pateley Bridge, North Yorkshire



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HIGH GREEN FARMHOUSE

WATH ROAD, WATH, PATELEY BRIDGE, HARROGATE, HG3 5PJ

A WONDERFULLY SITUATED 3-4 BEDROOM DETACHED DALES FARMHOUSE, PRESENTED IN IMMACULATE ORDER, AND ENJOYING A LOVELY SETTING IN THE HEART OF NIDDERDALE WITH STUNNING VIEWS TOWARDS GOUTHWAITE RESERVOIR

Accommodation

Dining hall • Sitting room • Breakfast kitchen • Garden room • Family room/
bedroom four • Rear hallway and utility • Cloakroom/WC • Boiler room
Master bedroom with ensuite shower room • Guest bedroom with ensuite
shower room • Bedroom three • House bathroom

Externally

Gravelled courtyard with ample parking • Picturesque formal gardens plus
terracing and bordering open countryside to the rear



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Situation

The elevated setting at High Green is enticing within the Nidderdale National Landscape being an exceptional area of natural beauty that cannot fail to impress. With long distance views over the upper reaches of the dale, beyond Gouthwaite Reservoir towards Ramsgill, this picturesque former farmhouse is situated a short distance out of Wath village, noted for the highly acclaimed Sportsman Arms Hotel. A wide range of facilities are available within a 10 minute drive in Pateley Bridge, with the extensive attractions of Harrogate, including a direct LNER service to London Kings Cross, some 35/40 minutes away.

Description

This particular attractive country house has been the subject of ongoing improvement and meticulous upkeep as is immediately apparent upon arrival. The property is arranged to offer flexibility of use extending overall to some 2550 square feet. Sympathetic extension has had regard to the topography, with an impressive garden room having 180° views over the valley. The original adjacent farm buildings now comprise an individual dwelling of equal stature that is being retained by the vendors for their future occupation.

Accommodation

With a central dining hall that extends the full depth of the building incorporating an impressive galleried landing, the primary living areas sitting either side. There is a lovely formal sitting room, plus a large breakfast kitchen having an Aga, plus steps leading to the garden room having panoramic views. There is a well-proportioned study which could also be utilised as a fourth bedroom plus a utility room/rear entrance hall with a cloaks/WC off. The bedroom accommodation is equally impressive including a main bedroom with an en-suite shower room, the guest bedroom also with en-suite facilities plus a further double bedroom and well equipped house bathroom. Outside the immaculate gardens are set on three sides with a natural orientation to the breathtaking views across the upper reaches of Nidderdale. There is also an enclosed gravel parking turning area on the eastern side with a gated entrance.



Tenure

Freehold with vacant possession on legal completion

Services

Mains water and electricity, shared modern private drainage, Oil fired central heating. Sealed unit double glazed windows. EPC rating D.

Local Authority

North Yorkshire Council

Council Tax

Band D

Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

what3words

///dreaming.quote.euphoric

Directions

The property is best approached via Wath village, not directly from Pateley Bridge. Pass over the hump back bridge, past The Sportsman Arms, and then follow Wath Road south-east for 0.6 miles, with the property then seen on the left hand side.

Owners Insight

We bought High Green back to life in 2005 and what a life it has been. Fabulous views from every window and big skies.

Viewing Arrangements

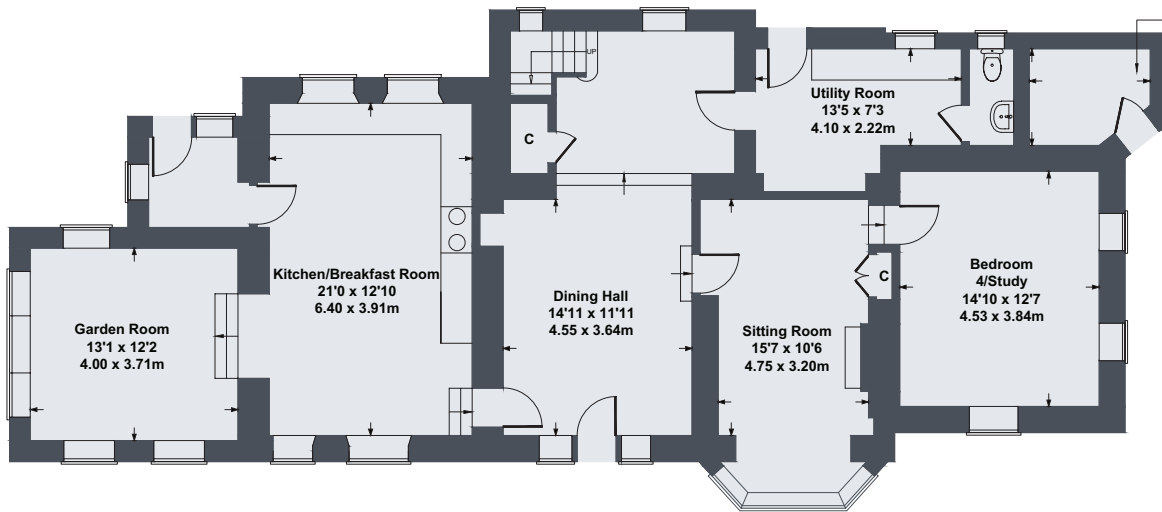
Strictly by appointment through GSC Grays:
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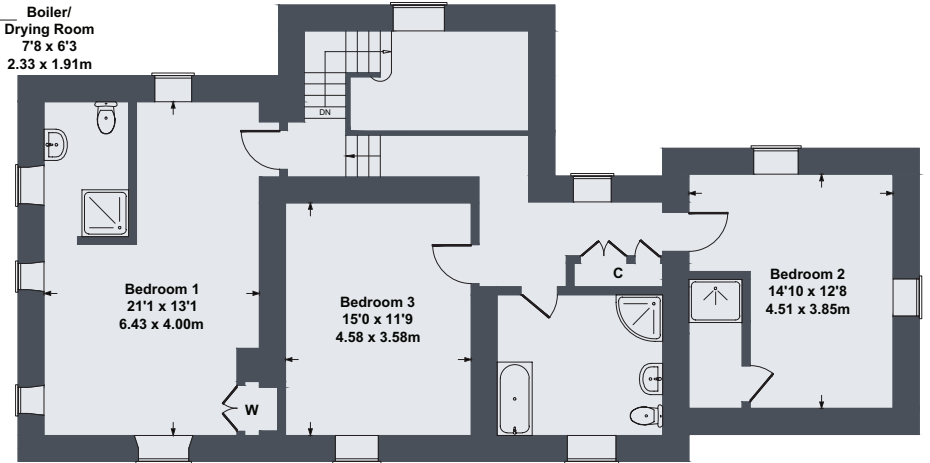


High Green Farmhouse, Wath

Approximate Gross Internal Area
2551 sq ft - 237 sq m



GROUND FLOOR

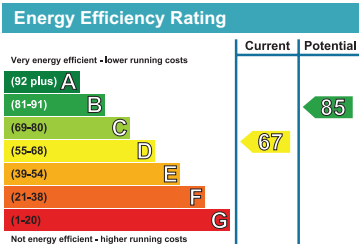


FIRST FLOOR

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



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Particulars written: August 2024

Photographs taken: August 2024