



THE STABLES  
Dacre, Harrogate



GSC GRAYS

PROPERTY • ESTATES • LAND

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# THE STABLES

Harrogate, HG3 4AQ

The Stables is a unique proposition for purchasers and will appeal to a broad spectrum of buyers including equestrians and smallholders. Comprising a beautiful 3 bedroom stable conversion, extensive range of outbuildings offering over 5,000sqft of accommodation and around 3.5 acres of spectacular grazing land, pond and beautiful views.

## ACCOMMODATION

Exciting opportunity in stunning rural setting

Converted barn with three bedrooms and two bathrooms

Fabulous Living/Dining/Kitchen

Over 3 acres of Grazing land

Large barn suitable for a range of uses including Stables and Storage

Workshop and offices

Surrounded by open countryside

Amazing views from the land



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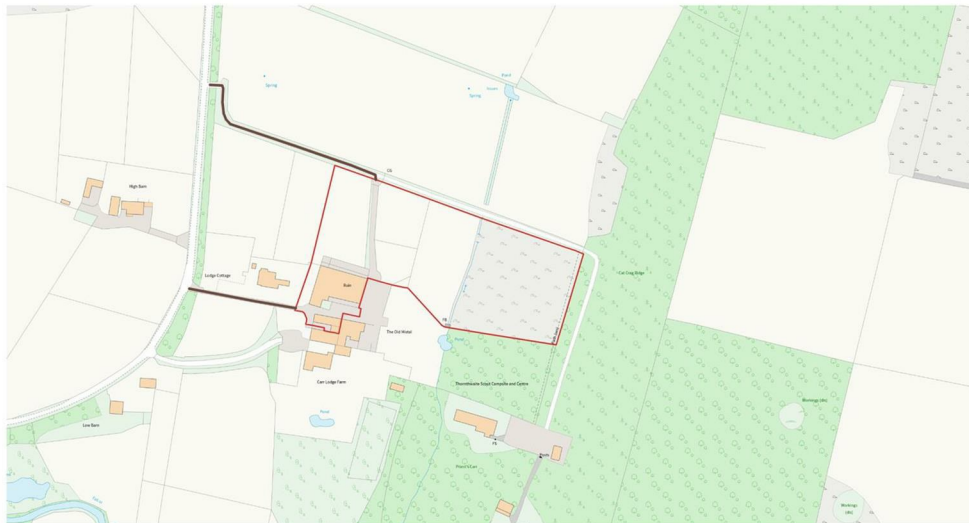
## Situation and Amenities

The Stables enjoys a rural setting within open countryside between Pateley Bridge and Blubberhouses, approximately 12.5 miles drive to the west of the popular spa town of Harrogate. Harrogate provides an excellent range of amenities and services including schools, shops, restaurants and supermarkets. The town also has one of the largest fully integrated conference and exhibition centres and is also home to the Great Yorkshire Showground from where the regional agricultural show is held annually. Harrogate railway station provides regular services to Leeds and York with Leeds-Bradford Airport being just 10 miles to the south west of the town. The nearest amenities can be found in Pateley Bridge 4.8 miles away. A pretty market town which has a fantastic secondary school and a bustling high street housing all the usual array of shops and eateries.

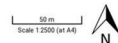




UPDATED The Stables, Dacre, Harrogate,  
HG3 4AQ



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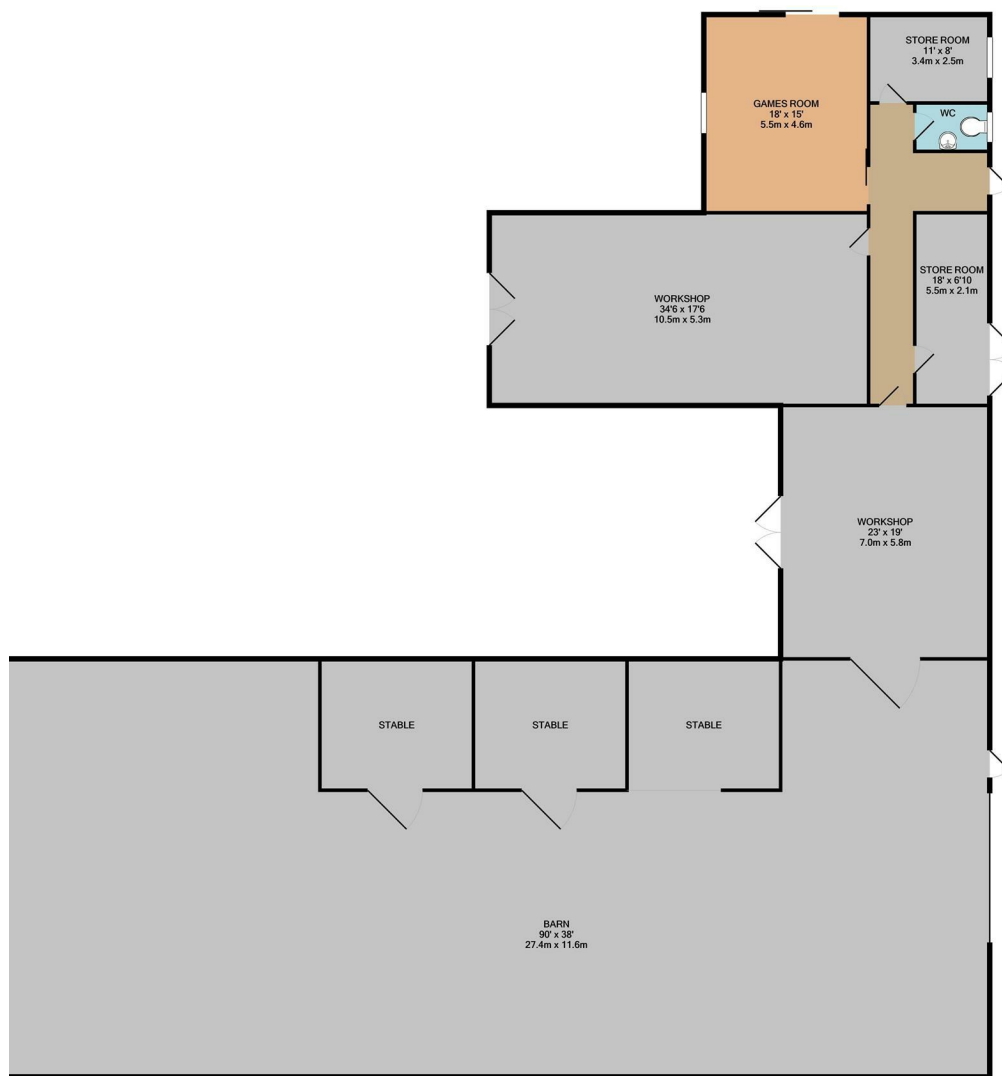


## The Stables

The Stables was originally a barn, part of Carr Lodge Farm and the Land and Outbuildings now being offered for sale separately. Skilfully converted in 2016, the home offers delightful three bedroom accommodation that would suit a variety of purchasers. The property is stunning, however the major selling point is likely to be the huge range of outbuildings, large barn and fantastic grazing land. This is an opportunity that rarely comes to market and is sure to generate a high degree of interest.

Briefly, the property comprises Entrance porch, Inner hallway leading to 2 double bedrooms and the beautiful house bathroom. The expansive Living dining kitchen is amazing and has bifold doors leading to the courtyard, off the kitchen is the sitting room with lovely wood burning stove. To the first floor is the master bedroom and en-suite shower room.

To the outside is an enclosed paved courtyard providing a lovely seating area. There is also an additional garden area to the rear of the Workshop.



TOTAL APPROX. FLOOR AREA 5123 SQ.FT. (475.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guidance 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.



## Outbuildings and Barn

These offer amazing opportunities for the prospective purchaser. There is currently a games room that could be utilised as an office space. Two workshops that could be converted to additional living accommodation subject to planning and the barn that offers 3,422sqft of accommodation. Currently used for storage and stabling, the refurbished barn could be utilised as an American barn for the equestrian or equally be used as a storage facility.

## Land

The property has the benefit of grazing paddocks of around 3.4 acres in total. Positioned close to the outbuildings they include a recently planted area of woodland, ponds and a stream. The views from the fields are outstanding and the family love to spend time in this glorious setting. Perfect for the equestrian, they would equally suit those wanting to enjoy the 'Good Life'.

## The appeal of our home-The Owners insight

Our Home is in a fantastic position in the Nidderdale Countryside and yet close to local amenities. The house is private and quiet and the outside space is brilliant. The range of outbuildings offers lots of potential and we love the outside space. We often sit with family and friends on an evening enjoying the views with the children playing around the stream and ponds. If you have horses the fields are great and we love the amount of wildlife we get to see daily.

## Local Authority and Council Tax Band

North Yorkshire Band D

## Services and Other information

Mains Electricity, Private Water and Sewerage, PV panels

## Particulars and Photography

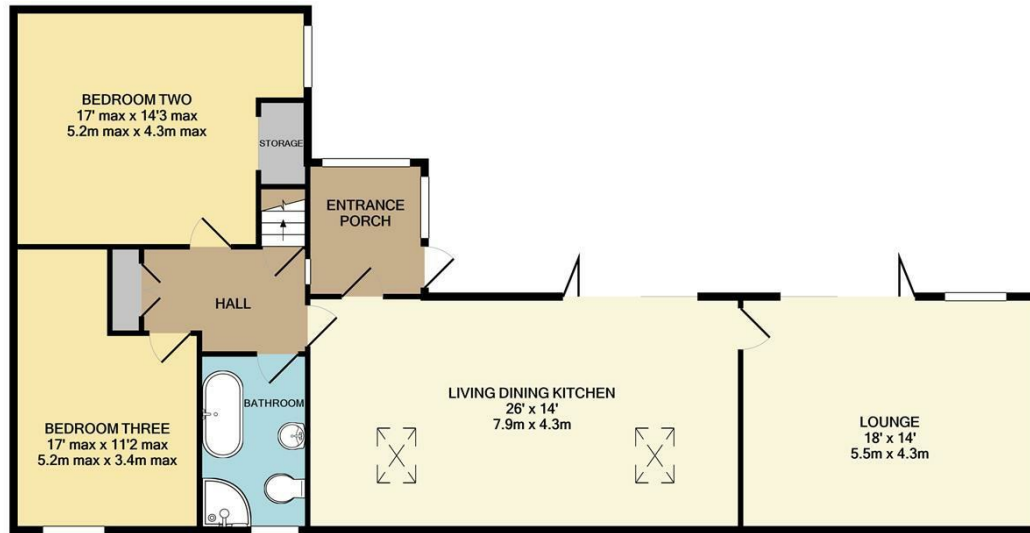
The particulars were written and photos taken Jan 2025

## Viewings

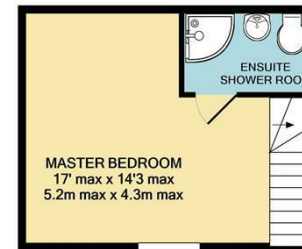
Strictly by appointment with GSC Grays 01423 590500

## What 3 Words

///pets.blotches.resort



GROUND FLOOR  
APPROX. FLOOR  
AREA 1224 SQ.FT.  
(113.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 251 SQ.FT.  
(23.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.0 SQ.M.)

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



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