



*Coville House Farm*

| BOUTHWAITE, HARROGATE

| **Carter Jonas**

**COVILLE HOUSE FARM  
BOUTHWAITE  
HARROGATE  
HG3 5RS**

**Attractive ring-fenced livestock farm with three dwellings extending to 100.50 acres.**

An exciting opportunity to acquire a productive equipped grassland holding within the Nidderdale AONB, extending in all to approximately 100.50 acres (40.67 hectares).

The holding includes three barn conversions, two farmsteads and a variety of land types with expansive views over Gouthwaite Reservoir.

The property is offered for sale as a whole by private treaty.



## PROPERTY

Coville House Farm is situated in an attractive ringfence extending to 100.50 acres (40.67 hectares) which includes:

- Principal stone-built farmhouse (barn conversion)
- Two stone cottages (barn conversions)
- Traditional stone buildings
- Two ranges of modern farm buildings
- 98.94 acres (40.04 hectares) of grassland

## LOCATION

Coville House Farm is situated within the Nidderdale Area of Outstanding Natural Beauty (AONB) on the edge of the hamlet of Bouthwaite approximately 6 miles to the north of the popular market town of Pateley Bridge which offers a range of amenities and services including primary and secondary schools. The spa town of Harrogate is situated approximately 19 miles to the south-east whilst the city of Leeds is situated approximately 32 miles to the south.

Access to rail and motorway connections are within 21 miles.



Dairy Barn



Dairy Barn

## DAIRY BARN

Dairy Barn comprises an attractive three storey barn conversion situated on the lower farmstead.

The accommodation to the ground floor comprises; kitchen, utility, dining room, lounge and w/c with master ensuite, four bedrooms and two family bathrooms to the first and second floors.

Externally there is access to a large double garage and a lawned garden which is accessed via a bridge over Byerbeck Gill.

## PARLOUR COTTAGE

Parlour Cottage comprises a single story barn conversion situated on the lower farmstead.

The accommodation comprises; kitchen, dining room, lounge, box room, family

bathroom and two bedrooms all on the ground floor.

To the front of the property there is an enclosed patio/parking area with an enclosed patio situated to the rear.

## MISTLE COTTAGE

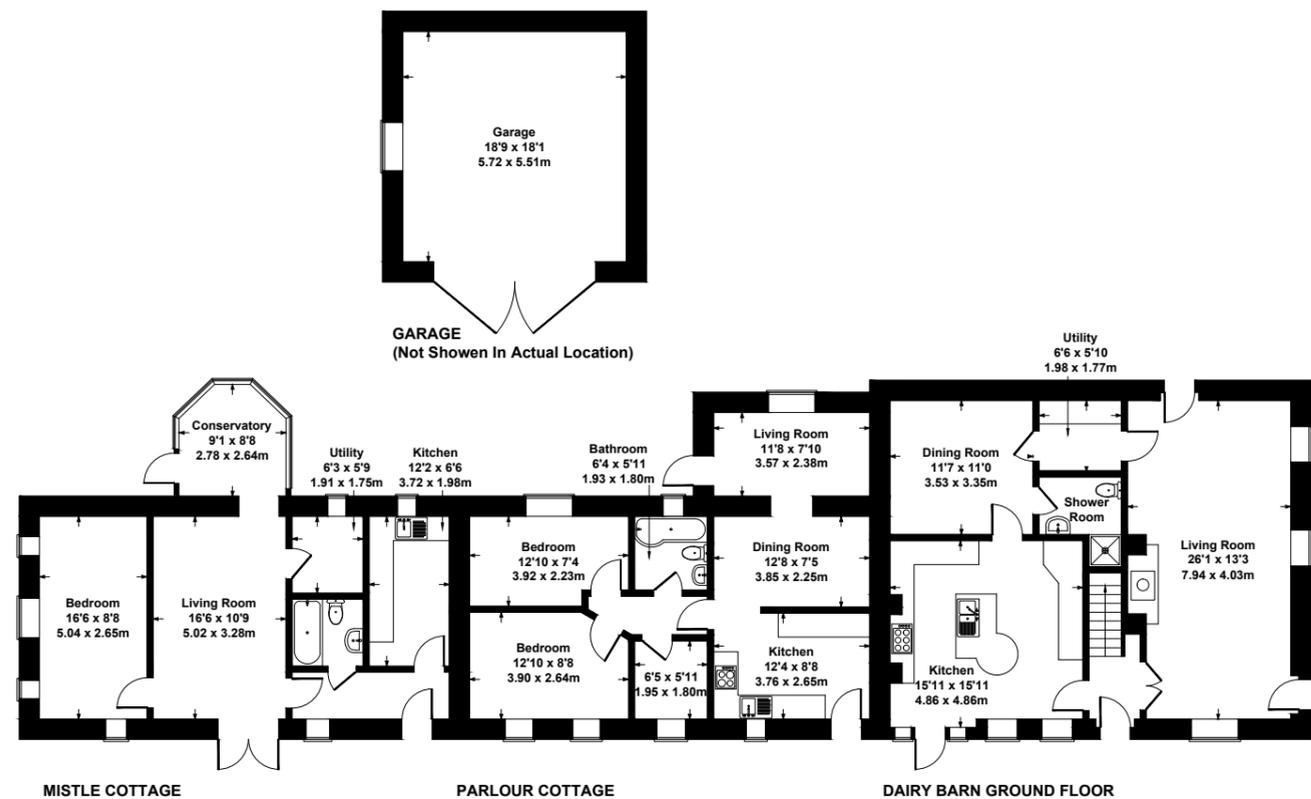
Mistle Cottage comprises a single storey barn conversion of stone construction under a stone flag roof.

The accommodation comprises kitchen, utility, open plan lounge/dining room, conservatory, bedroom and house bathroom.

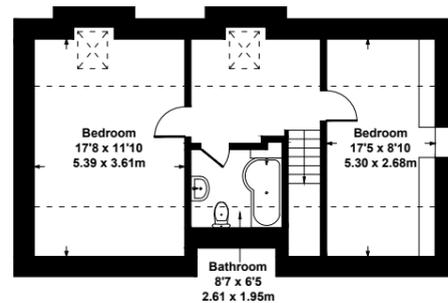
Externally, the property benefits from a patio to the rear with lawned garden beyond.



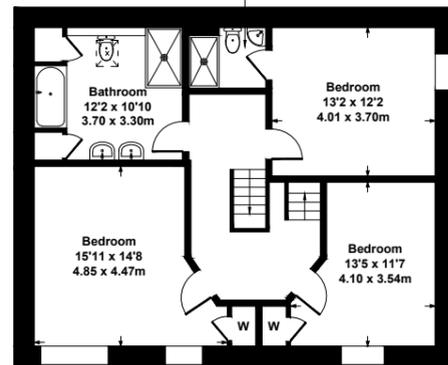
Dairy Barn



**GARAGE**  
(Not Shown In Actual Location)



**DAIRY BARN SECOND FLOOR**



**DAIRY BARN FIRST FLOOR**

# FLOOR PLAN

**COVILLE HOUSE FARM  
BOUTHWAITE  
HARROGATE  
HG3 5RS**

- Dairy Barn: 2,250 sq ft / 209 sq m
- Parlour Cottage: 646 sq ft / 60 sq m
- Mistle Cottage: 635 sq ft / 59 sq m
- Garage: 344 sq ft / 32 sq m
- Total: 3,875 sq ft / 360 sq m

## LAND

Coville House Farm extends in all to approximately 100.50 acres (40.67 hectares) comprising; the farmsteads extending to approximately 2.42 acres, meadow land extending to approximately 22.33 acres, improved pasture extending to approximately 14.56 acres and hill pasture extending to approximately 61.19 acres, all within a ringfence.

The land is classified as Grade 4 under the MAAF Provisional Agricultural Land Classification. The underlying soil type is predominantly classified as part of the "Wilcock 1" series, which is a slowly permeable fine loamy and fine loamy upland soil with a peaty surface horizon suitable for grazing and improved grassland enterprises.

The land rises from approximately 160 metres above sea level on the south-western boundary to 290 metres above sea level on the north-eastern boundary.

A central access track of stone construction aids vehicle access to all parts of the property.



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

## FARM BUILDINGS

Coville House Farm benefits from an excellent range of traditional and modern general purpose agricultural buildings split across two farmsteads.

The lower farmstead provides a range of portal frame buildings suitable for both livestock accommodation and general storage as well as offering potential for alternative uses such as equestrian use subject to obtaining any necessary consents.

The upper farmstead provides a substantial detached traditional barn of stone construction under a blue slate roof that has been re-roofed and pointed in recent years which offers scope for residential conversion subject to obtaining the necessary planning

consents. In addition, there is a twin-pitched general purpose steel portal frame building with suitable for livestock, machinery and feed storage.

There is also an isolated traditional field barn of stone construction under a corrugated profile clad roof.

## FARM BUILDINGS

<b>A</b>	Lambing Shed	203m	Steel frame under fibre cement sheet roof with concrete floor and block walls
<b>B</b>	Lean-to	203m	Steel frame under fibre cement sheet roof with block wall
<b>C</b>	Lean-to	180m	Steel frame under fibre cement sheet roof with block wall
<b>D</b>	Lambing Shed	225m	Timber frame under fibre cement sheet roof with concrete floor
<b>E</b>	Cattle Shed	368m	Steel portal frame under fibre cement sheet roof with concrete floor and block walls.
<b>F</b>	Cattle Shed	384m	Steel portal frame under fibre cement sheet roof with concrete floor and walls.
<b>G</b>	Cattle Shed	384m	Steel portal frame under fibre cement sheet roof with concrete floor and walls.
<b>H</b>	Lathe	82m	Stone under slate roof.
<b>I</b>	Lathe	80m	Stone under fibre cement roof.



## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

If you have downloaded these particulars, please register your interest with the Harrogate office so that you can be kept fully informed as to how we propose to conclude the sale.

## TENURE & POSSESSION

Dairy Barn, Parlour Cottage and Mistle Cottage are all occupied by virtue of Assured Shorthold Tenancies (AST's) and are sold subject to the terms thereof.

Depending upon the requirements of the purchaser(s), the vendors are willing to secure vacant possession to coincide with completion.

Further details are available from the selling agents.

## ADDITIONAL INFORMATION

An additional information pack providing further detail on the property is available to prospective purchasers.

## SERVICES

The residential accommodation is served by mains electricity and oil fired central heating with foul drains running to private sewage treatment.

The residential accommodation is served by mains electricity, mains water and private drainage with oil fired central heating.

The land benefits from a connection to a private spring fed water supply.

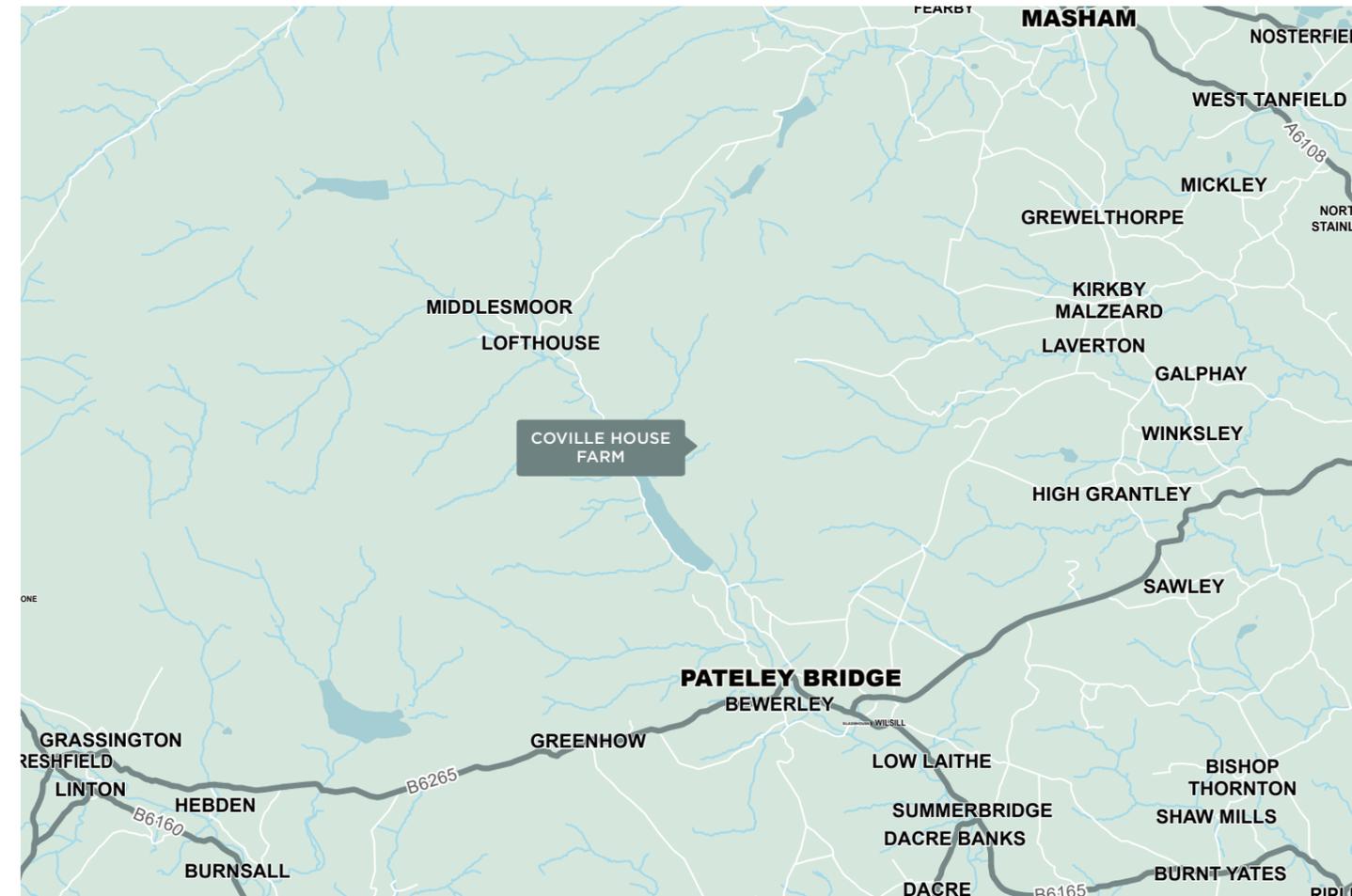
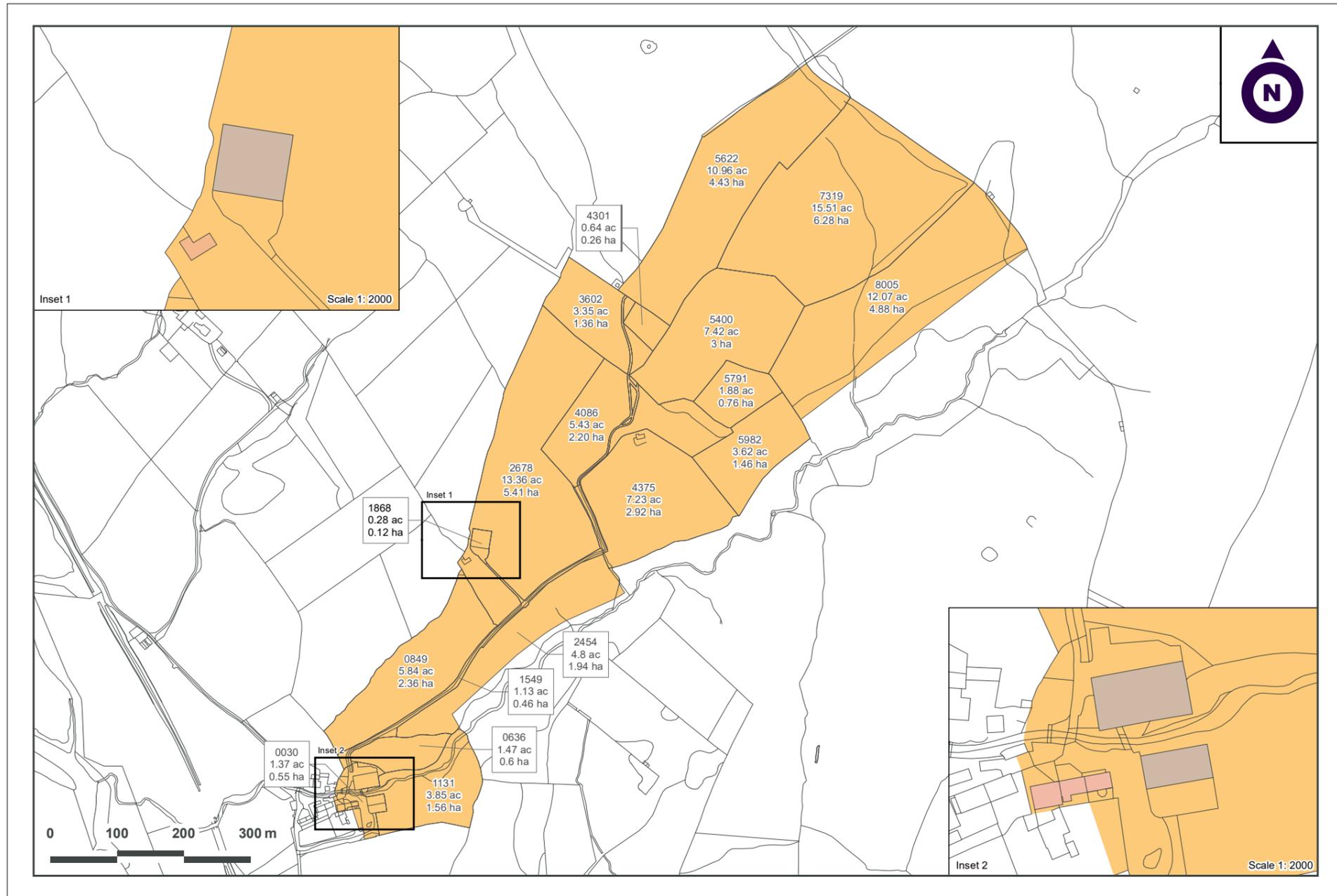
## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Coville House Farm benefits from a private right of way over the main farm access track for which the purchaser will be responsible for contributing to the maintenance and upkeep on a proportionate basis. Coville House Farm is not transected by any public rights of way.

## HEALTH & SAFETY

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.



**VAT**  
 Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

**SPORTING & MINERAL RIGHTS**  
 The sporting rights are reserved to a third party.  
 The mineral rights are included in the sale, insofar as they are owned.

**EPC RATINGS**  
 Dairy Barn: C  
 Parlour Cottage: D  
 Mistle Cottage: D

**LOCAL AUTHORITIES**  
 Harrogate Borough Council  
[Harrogate.gov.uk](http://Harrogate.gov.uk)

**VIEWINGS**  
 Viewings are strictly by appointment only through the selling agent.

**DIRECTIONS**  
 From Pateley Bridge, proceed north on Low Wath Road for approximately 4.75 miles before turning right towards Bouthwaite. Continue a further 0.25 miles before turning right, the property is at the end of the lane (0.75 miles).



## HARROGATE

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## IMPORTANT INFORMATION

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