# CARR FARM

LOW LANE | DARLEY | NORTH YORKSHIRE | HG3 2QN

*Nestled in the heart of the Nidderdale Area of Outstanding Natural Beauty (AONB), Carr Farm is a substantial five-bedroom period farmhouse offering a blend of historic charm and modern versatility. Situated on the edge of the picturesque village of Darley in North Yorkshire, this substantial home is surrounded by breath-taking countryside, making it a true rural retreat.*

*Set within approximately ten acres of gardens and grounds, Carr Farm provides a rare opportunity to enjoy a tranquil and idyllic lifestyle. The property boasts well maintained gardens, an orchard, open grazing land, and woodland, creating an idyllic and private haven. The private driveway leads to ample parking, a carport, and a detached garage, ensuring practicality and convenience for residents and guests alike.*

*At the heart of the property lies the character-filled farmhouse, with traditional features and spacious interiors. The flexible accommodation, includes generous reception areas, blending classic charm with modern comfort, offering a stylish yet comfortable living environment.*

*Adding further versatility, Carr Farm Cottage adjoins the main house, providing a self-contained three-bedroom annexe. Currently generating a substantial income of approx. £25,000 per annum from holiday rentals, this cottage also presents an excellent opportunity for multi-generational living, guest accommodation, or continued use as a profitable rental property.*

*Beyond its stunning setting and extensive gardens, Carr Farm is ideally situated just outside the charming village of Darley.*

*The village itself boasts a range of local amenities, including a welcoming public house, a village shop, a post office, a school, and a village hall. A convenient bus route connects residents to the historic spa town of Harrogate, offering excellent transport links and an array of shops, restaurants, and cultural attractions.*

*Combining period character, modern versatility, and an unparalleled countryside location, Carr Farm is an exceptional opportunity for those seeking a dream rural lifestyle with income potential.*

# ACCOMMODATION

## GROUND FLOOR

- Garden room and reception hall
- Drawing room with mezzanine library
- Dining room
- Snug
- Fitted kitchen with walk in pantry
- Breakfast room
- Utility room/Laundry and Boot room
- Office
- Cloakroom

## FIRST FLOOR

- Landing
- Principal bedroom with dressing room & en-suite bathroom
- Guest bedroom
- Three further double bedrooms
- House bathroom

## ANNEXE GROUND FLOOR

- Open plan sitting/dining room
- Fitted kitchen
- Utility room & cloakroom

## ANNEXE FIRST FLOOR

- Three double bedrooms
- House bathroom

## EXTERIOR

- Sweeping tarmac driveway
- Ample off-road parking
- Detached studio/workspace/garaging
- Car port
- Stone barn
- Stores
- Extensive gardens and grounds
- Orchard/Copse/Grazing land
- Stone flagged dining and entertaining terraces
- Land measuring in total approximately 10 acres

# GROUND FLOOR

Upon entering the property, you are welcomed through the charming garden room. This delightful entrance leads seamlessly into the spacious and inviting reception hall. From here, the well-designed ground floor accommodation unfolds, offering a variety of generously proportioned living spaces. Expansive windows and thoughtfully positioned doorways create a seamless flow between rooms, ensuring a light and spacious atmosphere throughout.

The impressive drawing room is a bright and spacious living area that blends elegance with comfort. Dual-aspect coach windows and Velux skylights allow natural light to pour in, offering uninterrupted views of the surrounding gardens and grounds. The high ceiling, accentuated by exposed roof trusses, enhances the sense of space and character, creating an open yet inviting atmosphere. A particular highlight is the mezzanine library, crafted from decorative wrought ironwork. This unique addition adds a touch of character and provides a quiet retreat, perfect for reading or displaying books and collectibles.

At the heart of the drawing room, a striking feature fireplace with a log-burning stove radiates warmth and serves as a captivating focal point. This inviting element makes the space ideal for both relaxation and entertaining, creating a cosy atmosphere for family and guests. Brilliantly designed, the space strikes a perfect balance of light, warmth, and functionality, seamlessly blending style and comfort.

*This lovely family home offers a further collection of well-appointed reception rooms, each with its own unique charm and functionality.*

The dual-aspect breakfast room, accessed directly from the kitchen, is a bright and welcoming space perfect for casual dining. Windows and a glazed external door frame views of the surrounding gardens and grounds, filling the room with natural light, while exposed oak beams add warmth and character.

The cosy snug provides a comfortable retreat. Featuring exposed beams and a timber fire surround housing a Calor gas log-burning stove.

The dining room is a beautifully proportioned space, benefiting from a dual-aspect design that enhances the sense of light and openness.

*The kitchen is a well-appointed space that combines practicality with cfarmhouse charm. A range of painted fitted cabinetry provides ample storage, while durable granite work surfaces offer generous preparation space and complement the traditional style of the room.*

*At its heart, an Everhot stove serves as both a functional cooking appliance and a striking focal point, bringing warmth and character. A Belfast sink enhances the kitchen's appeal, offering both practicality and a touch of heritage style.*

*A walk-in pantry provides excellent additional storage for dry goods and kitchen essentials, keeping the main space clutter-free.*

*Adjacent to the kitchen, a useful utility/laundry room offers plumbing for appliances, and further storage. A separate boot room, with external access, provides a convenient area for outdoor footwear and coats, ensuring the main living areas remain tidy and organised.*

A timber staircase rises to the first floor, leading to the expansive bedroom accommodation.

The stunning principal bedroom suite enjoys a dual-aspect design, allowing for an abundance of natural light and far-reaching views across the surrounding landscape. An elegant archway leads to a dedicated dressing room, offering ample storage and a well-organised space. The en-suite bathroom is beautifully appointed, featuring a freestanding bath, a separate shower, stylish white sanitary ware, a vanity unit, and a heated towel rail for added comfort.

The spacious landing provides access to the additional bedroom accommodation, comprising four further well-proportioned bedrooms. Each room offers versatility, making them suitable for use as guest rooms, home offices, or hobby spaces as required.

A well-equipped family bathroom serves these bedrooms, featuring classic white sanitary ware, a panelled bath, and stylish feature tiling, creating a practical yet elegant space for everyday use.

# Carr Farm,Low Lane, Darley, HG3 2QN

Approximate Gross Internal Area
Ground Floor = 2832 sq ft / 263.1 sq m
First Floor = 2592 sq ft / 240.8 sq m
Outbuilding = 1008 sq ft / 93.7 sq m
Total = 6432 sq ft / 597.6 sq m
(Including Carport & Void)

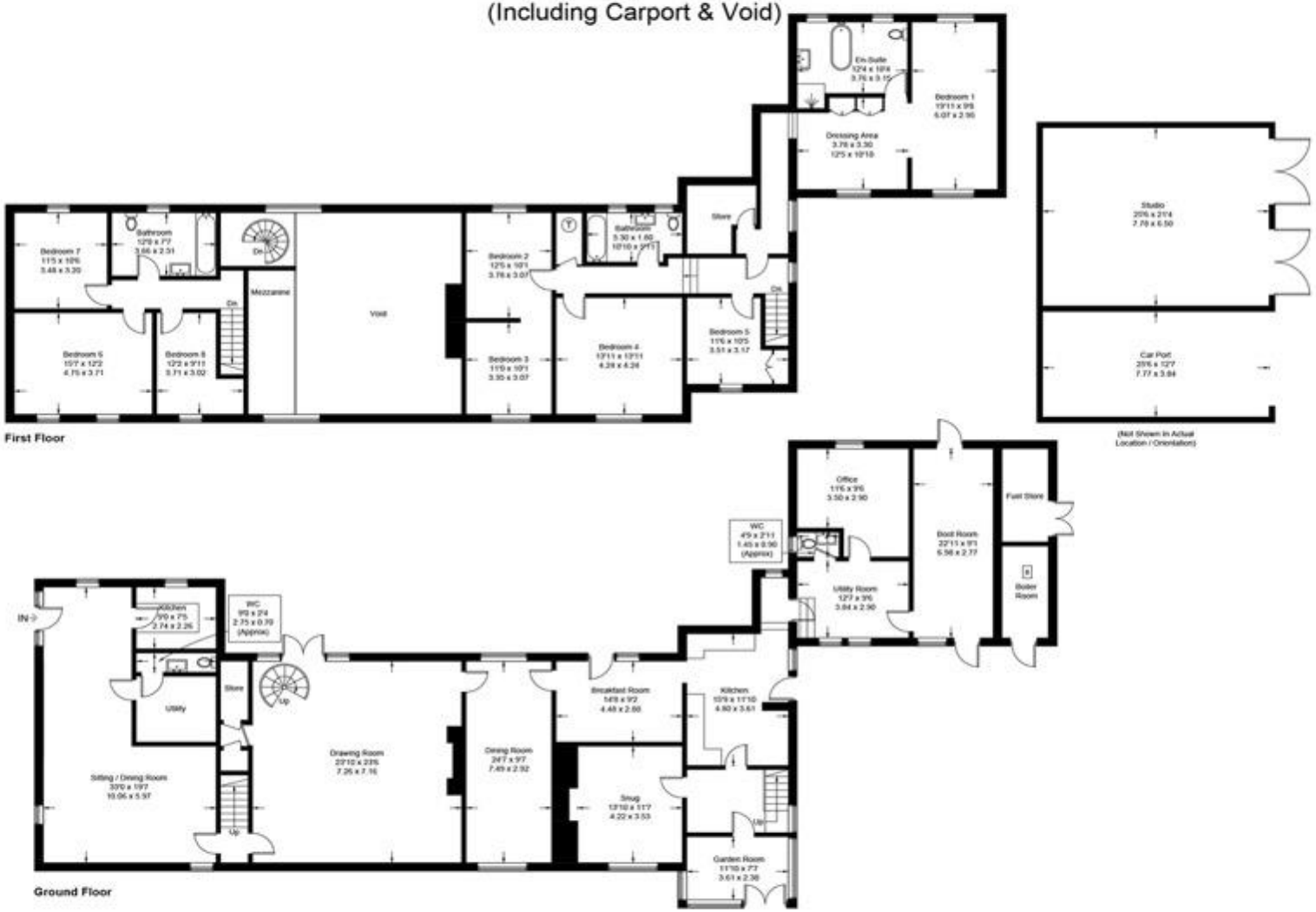



Illustration for identification purposes only, measurements are approximate, not to scale.

## SELF-CONTAINED ANNEXE

Carr Farm Cottage is a charming and self-contained adjoining annexe, offering spacious and versatile accommodation arranged over two floors. Currently achieving an excellent income as a successful Airbnb, it also offers great potential for multi-generational use, providing privacy and comfort while remaining close to the main residence.

*On the ground floor, the open-plan, triple-aspect sitting and dining room is flooded with natural light, creating a bright and welcoming living space. This well-proportioned room provides ample space for both relaxation and entertaining, with delightful views over the surrounding gardens.*

*The kitchen is fitted with painted cabinetry, offering plenty of storage, and is equipped with a stainless-steel sink, an electric oven, and hob and dishwasher. A separate utility room/laundry adds further convenience, featuring fitted shelving for additional storage, a Belfast sink, and space for appliances.*

*The first floor comprises three generously sized double bedrooms, each offering a comfortable retreat. A well-appointed house bathroom serves the bedrooms, completing the accommodation.*

*Whether used as a guesthouse, independent living space, or for multi-generational living, Carr Farm Cottage provides a flexible and comfortable environment, making it an ideal choice for a variety of living arrangements or as a profitable income-generating property.*

## GARDEN AND GROUNDS

One of the property's most outstanding features is its extensive gardens and grounds, set within a 10-acre plot.

The long, private driveway leads you to the property, ensuring both seclusion and easy access. The gravel parking area is generous, providing ample space for multiple vehicles. Just beyond the parking area a large detached building sits, offering versatility, whether used for garaging, as a workshop, or even as a studio space, this building adds significant value to the property.

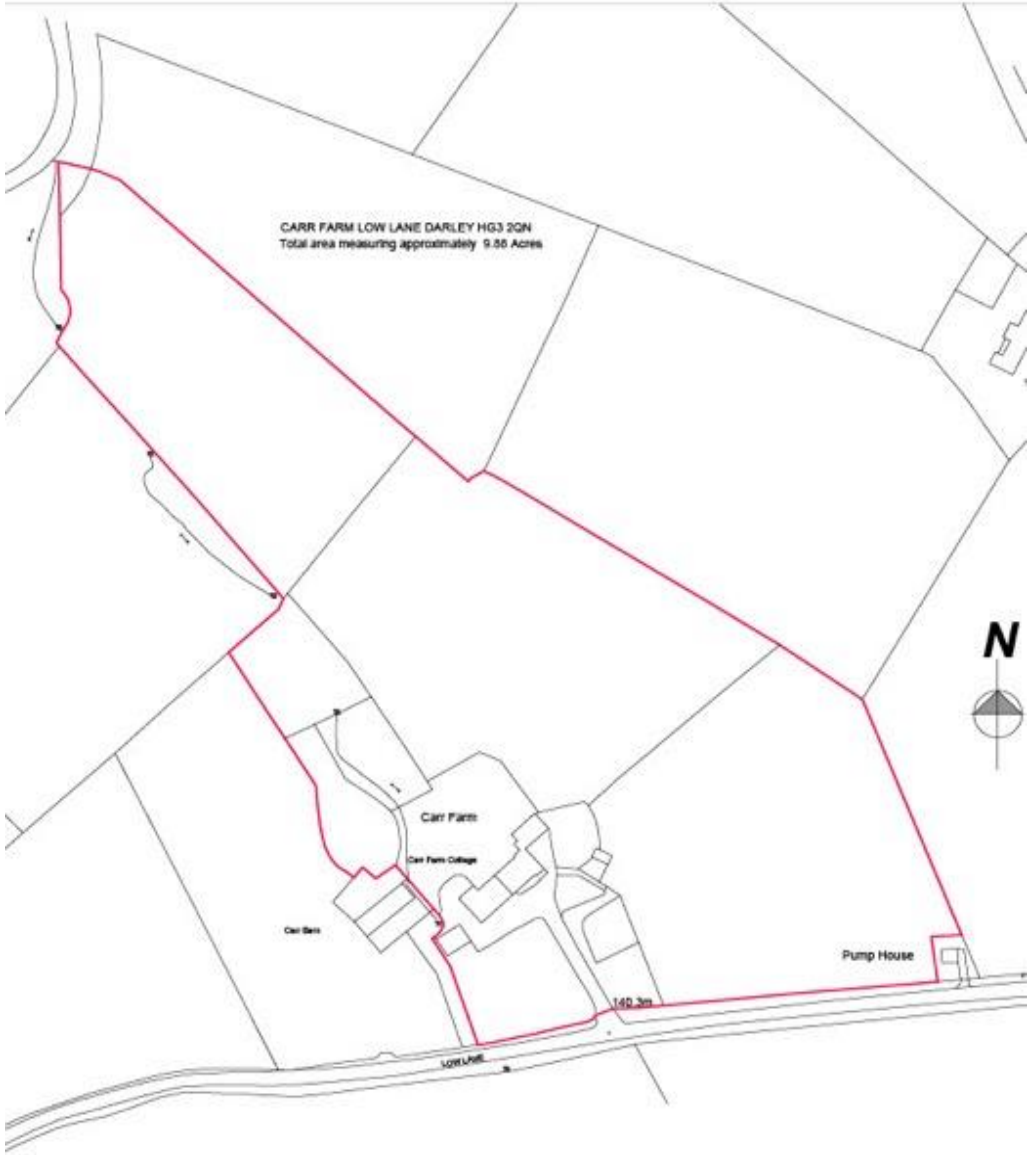
The gardens surrounding Carr Farm are extensive and well-established, offering a tranquil environment that blends with the natural beauty of the area. Stone-flagged terraces are perfect for al fresco dining and outdoor entertaining, providing a wonderful spot to enjoy the surrounding views while hosting family and friends.

The gardens are thoughtfully laid out with a variety of mature trees, shrubs, and plants that offer year-round colour and interest.

Beyond the gardens, the land expands into a woodland copse together with grazing fields to the front and rear, both offering plenty of space for those interested in agriculture or simply enjoying the natural surroundings. The copse provides a private, wooded area that is perfect for peaceful walks and a wildlife haven.

The grazing land is well-suited for sheep, cattle, or even horses, providing a natural environment for animals to graze and roam freely. Dry stone walls wind through the land, adding to its charm and character while also creating clear boundaries.

A stone barn adds further practicality to the property, providing space for storage or farm equipment, with the added benefit of its rustic charm that complements the surrounding landscape. Together, the gardens, grounds, and versatile buildings create a property that offers both functionality and beauty, offering an ideal retreat for those seeking a peaceful rural lifestyle with plenty of space for work, hobbies and relaxation.

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# SETTING

Carr Farm, located on Low Lane, Darley, is a quintessential example of rural life in the heart of the Yorkshire Dales. Set against a backdrop of rolling green hills and expansive pastures, Carr Farm is a peaceful and scenic property that epitomises the charm and tranquility of the area.

Surrounded by a patchwork of fields and bordered by traditional dry-stone walls that wind through the landscape. The land here is lush, with grazing sheep and cattle dotting the landscape, offering a picturesque and idyllic rural setting.

The farmhouse is a classic stone-built structure, featuring the timeless architecture typical of the region, with slate roofs and large windows that allow for stunning views of the surrounding countryside.

This lovely home sits in a prime location for those looking to experience the natural beauty of the Yorkshire Dales up close, with trails that weave through the farmland, perfect for walking and exploring.

The surrounding hills and woodlands provide an ever-changing landscape, with vibrant colors in the spring and summer, rich autumn hues, and the serene stillness of winter.

Life at Carr Farm is slow-paced, with a focus on agriculture and the rhythms of rural life. The farmhouse offers a sense of solitude and independence while still being part of the larger Darley community.

It is a perfect escape for those wanting to live amidst nature while being connected to the land and its traditions, offering a peaceful, sustainable lifestyle in one of the most beautiful parts of North Yorkshire.

# LOCATION

## DARLEY

Darley is a picturesque village nestled in the heart of the Nidderdale Area of Outstanding Natural Beauty (AONB) in North Yorkshire. This charming village offers residents and visitors a quintessential countryside experience, characterised by rolling hills, lush landscapes, and a close-knit community atmosphere.

**Local Amenities and Community Life**
Despite its tranquil setting, Darley boasts a range of amenities that cater to daily needs and foster a vibrant community spirit.

**Public House:** The village is home to the Wellington Inn, a traditional pub offering hearty meals and a selection of local ales, serving as a social hub for residents and visitors alike.

**Village Shop and Post Office:** A combined shop and post office provides essential goods and postal services, ensuring convenience for the local residents.

**Village Hall:** The village hall hosts various events, meetings, and activities, reinforcing the strong sense of community and providing a venue for social gatherings.

**Natural Beauty and Outdoor Activities**
The surrounding Nidderdale AONB offers a wealth of natural attractions and outdoor pursuits.

**Walking and Hiking**: Numerous trails and footpaths, such as the Nidderdale Way, traverse the scenic landscape, catering to both casual walkers and avid hikers.

**Cycling:** The varied terrain provides excellent opportunities for both road cycling and mountain biking, with routes suitable for all skill levels.

**Wildlife Watching:** The diverse habitats within the AONB support a rich array of wildlife, making it a haven for birdwatchers and nature enthusiasts.

**Nearby Attractions**
Darley's location allows easy access to several notable attractions:

**Brimham Rocks:** A National Trust site featuring dramatic moorland rock formations, offering panoramic views and unique geological features.

**Pateley Bridge**: A nearby market town renowned for its charming high street, independent shops, and the Nidderdale Museum, which delves into local history and heritage.

**Fountains Abbey and Studley Royal Water Garden**: A UNESCO World Heritage Site showcasing the ruins of a 12th-century Cistercian monastery and an exquisite Georgian water garden.

**Harrogate:** The cosmopolitan spa town of Harrogate is a short drive away, providing an excellent array of shopping, dining, and cultural experiences.

## NIDDERDALE

The Nidderdale Area of Outstanding Natural Beauty (AONB), is a stunning landscape of rolling hills, lush valleys, and ancient woodlands forming the eastern gateway to the Yorkshire Dales National Park. This prime location offers residents breathtaking scenery, abundant wildlife, and miles of walking and cycling trails, including the renowned Nidderdale Way, which winds through the surrounding countryside.
The area's designation as an AONB ensures that its natural beauty and heritage are preserved, making Darley a perfect retreat for those seeking a tranquil rural lifestyle. Although Darley enjoys a peaceful, unspoiled setting, it benefits from easy access to the wider Yorkshire Dales, famous for its dramatic limestone landscapes, waterfalls, and charming villages. Iconic locations such as Malham Cove, Gordale Scar, and the Three Peaks are within easy reach, offering opportunities for outdoor pursuits like hiking, cycling, and wildlife spotting. With its close ties to both Nidderdale and the Dales, Carr Farm's location provides an ideal base for exploring some of Yorkshire's most breathtaking and protected landscapes.

## TRANSPORT LINKS

Proximity to major roads ensures that larger cities like Leeds and York are accessible, making Darley a viable option for commuters seeking a peaceful residential setting.
**B6451 Road:** This local road runs through Darley, connecting the village to the A59 to the south and the A61 to the north, providing routes to Harrogate and other nearby areas.
**A59 Road:** Approximately 2 miles south of Darley, the A59 is a major east-west route linking Skipton and Harrogate. It offers access to the A1(M) motorway, facilitating travel to Leeds, York, and beyond.
**A61 Road:** Located about 5 miles east of Darley, the A61 connects Harrogate to Ripon and extends southward to Leeds and other major cities.

## EDUCATION

The area around Darley offers an excellent range of educational options, catering to families with children of all ages.

**Primary Schools**
Local primary schools include Darley Community Primary School. Dacre Braithwaite Church of England Primary School in Summerbridge and Birstwith Church of England Primary School also provides high-quality education with a focus on personal development and outdoor learning. All these schools are rated Good by Ofsted

**Secondary Schools**
The nearest secondary option is Nidderdale High School in Pateley Bridge, a small, inclusive school with strong pastoral care and a Good Ofsted rating. For a more academic focus, students may apply to Harrogate Grammar School or St Aidan's Church of England High School, both highly rated and offering Sixth Form options. Ripon Grammar School, one of the top state schools in the country, provides selective entry.

**Other Educational Options**
For those considering private education, Harrogate has several independent schools, including Ashville College and Harrogate Ladies' College. Further education options include Harrogate College and Ripon Sixth Form, offering a range of A-level and vocational courses.

### Trains:

The closest station to Darley is Harrogate Railway Station offering regular services to Leeds and York, both of which have extensive national rail links. From Leeds, there are frequent trains to London, Manchester, and Edinburgh, making it a key transport hub for the region. For access to the East Coast Main Line, Thirsk and York stations offer fast services to London, Newcastle, and Edinburgh.

### Airports:

The nearest airport to Darley is Leeds Bradford Airport (LBA), located approximately. LBA offers a range of domestic and international flights.

**Method of Sale:** The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.
**Services:** Mains electricity, water and private drainage. Wood pellet central heating.
**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.
**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.
**Energy Performance Certificate:** Rating E. The EPC does not account for the RHI (Renewal Heat Incentive) received for the biofuel pellet boiler; instead, it reflects the total cost of the fuel. Full copy of the energy performance certificate is available upon request.
**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.
**Mileages:** Harrogate 6 miles, Ripon 8 miles, Leeds 16 miles, Skipton 16 miles, York 24 miles (All mileages are approximate)

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