



**STONE BEDS**

Darley, Near Harrogate

**Carter Jonas**

## **STONE BEDS, STUMPS LANE, DARLEY, HG3 2RR**

Harrogate – 7 miles

Ripon – 11 Miles

Leeds Bradford Airport – 13 miles

Leeds City Centre – 20 miles

Detached converted farmhouse • 2 acre paddock • Four bedrooms • Large lounge • Modern breakfast kitchen Sitting room/snug • Formal dining room • Office • Two bathrooms • Two WC's • Large utility room • Store room Internal log store • Workshop area • Triple integral garage • Balconies to three sides • Ample off road parking • EV charging point • Security cameras Stunning 360 degree views • Beautiful mature gardens

Available for sale for the first time in 29 years, Stone Beds is a spacious country residence with generous reception space, three double bedrooms, one single bedroom, two bathrooms, a breakfast kitchen and a vast lower ground floor with direct access to the gardens and garage.

The property is well presented and has been very well maintained including recently fitted triple glazed windows. The house does offer a purchaser the opportunity to modernise and personalise some areas to their own taste, style and standard.

Stone Beds sits in an elevated position with incredible Nidderdale views to all sides and surrounded by open fields. The 2 acre paddock is adjacent to the house allowing easy gated access from the driveway.

The property lies approximately a mile from the centre of the popular village of Darley with its well renowned community and facilities including The Wellington Inn, primary school, village shop, post office, church, the village of Birstwith is also a short drive away and also has a pub, shop, church and also Belmont Grosvenor Prep School. Harrogate town centre is less than 7 miles to the East and Leeds Bradford Airport is 13 miles away.

**A 4 BEDROOM FAMILY HOUSE DATING BACK TO THE 1700'S WITH SPACIOUS ACCOMMODATION EXTENDING TO ALMOST 3,500 SQFT WITH ATTRACTIVE GARDENS INCLUDING A VERY PRIVATE AND WELL STOCKED SOUTH FACING LAWNED GARDEN IN ADDITION TO A 2 ACRE PADDOCK, A TRIPLE GARAGE, AMPLE PRIVATE PARKING AND STUNNING 360 DEGREE COUNTRYSIDE VIEWS.**



## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** The property is connected to mains gas and electric with a septic tank.

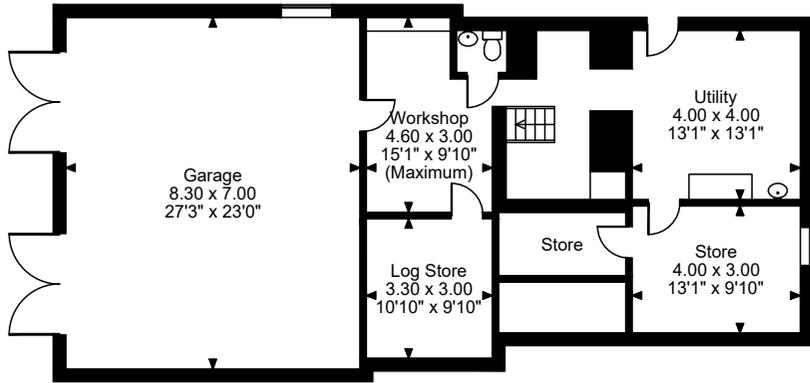
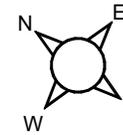
**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - HG3 2RR:** Proceed out of Harrogate on the A59 towards Skipton. Shortly after a large layby on the left and ZEN Sensory on your right, turn right into Cold Cotes Road. Proceed to the crossroads and head straight over and the house is the first house on the right.

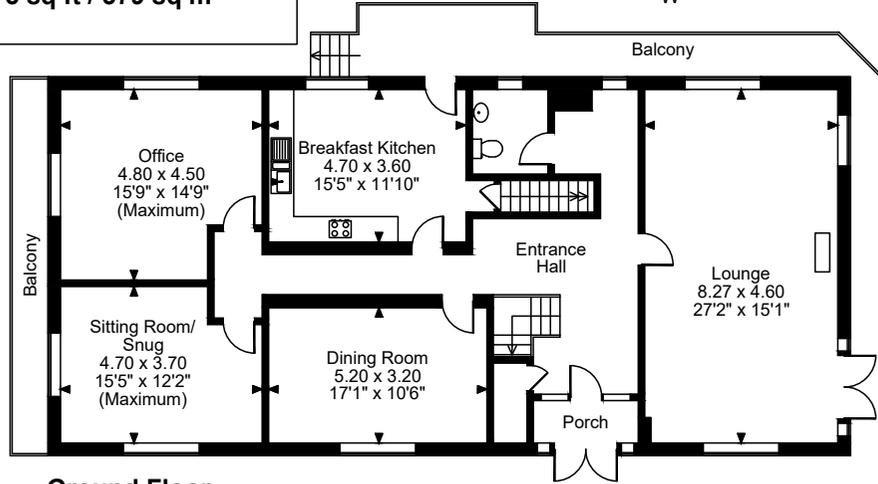




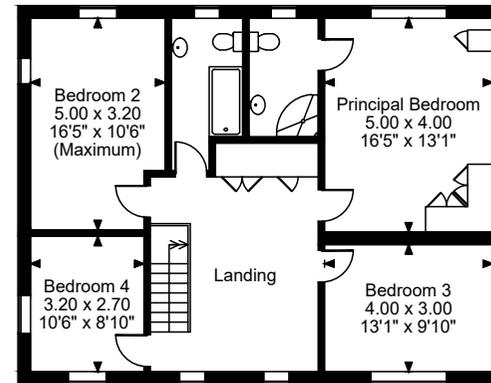
**Stone Beds, Stumps Lane, Darley**  
**Approximate Gross Internal Area**  
**Main House = 3,450 sq ft / 320 sq m**  
**Garage = 625 sq ft / 58 sq m**  
**Total = 4,075 sq ft / 379 sq m**



**Lower Ground Floor**



**Ground Floor**

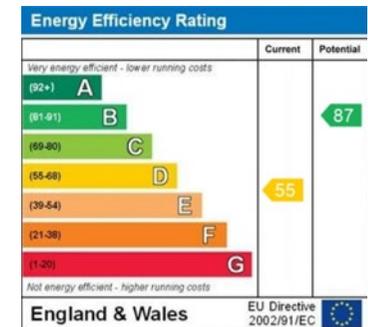


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**IMPORTANT INFORMATION**

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