





COTE HILL ROAD

FELLISCLIFFE, HG3 2LN

£1,075,000

FREEHOLD

Monroe are proud to present this exceptional four double bedroom semi-detached barn conversion, seamlessly blending character, charm and contemporary family living. Set within a peaceful semi-rural location, this unique home enjoys beautifully proportioned accommodation, an impressive range of outbuildings and stables, and a generous south-facing garden, offering an enviable lifestyle for families and those seeking space both inside and out.

MONROE

SELLERS OF THE FINEST HOMES

HIGHFIELD BARN COTE HILL

• Exceptional semi-detached barn conversion offering four generous double bedrooms, two of which benefit from luxurious en-suite facilities • Stunning open-plan kitchen and dining room • Spacious living room and separate family room • Practical utility room and downstairs WC • Large south-facing garden and additional land extending to over 6 acres • Extensive outbuildings and traditional stables offering exceptional versatility • Character features throughout with modern finishes • Peaceful semi-rural setting • Ideal home for families seeking space and flexibility • A rare lifestyle opportunity in a highly desirable location





Upon entering, you are welcomed by a spacious entrance hall that leads through to the heart of the home – a stunning open-plan kitchen and dining room. Thoughtfully designed for modern living, this sociable space offers ample room for both everyday family life and entertaining, with a central island and an abundance of natural light creating a warm and inviting atmosphere. The adjoining living room provides a comfortable place to relax, whilst a separate family room offers additional flexibility, ideal as a formal lounge, children's playroom, home office or cinema room.

Practicality has been carefully considered throughout the ground floor, with a separate utility room providing additional storage and laundry space, alongside a convenient downstairs WC.

The first floor is equally impressive, offering four generous double bedrooms, all beautifully proportioned. The principal bedroom benefits from a luxurious en-suite shower room, while a second double bedroom also enjoys its own en-suite, making it perfect for guests or older children. The remaining two double bedrooms are served by a stylish family bathroom complete with both a bath and separate shower, ensuring the home comfortably accommodates modern family life.

Externally, the property is every bit as impressive. A large south-facing garden provides the perfect setting for outdoor entertaining, family gatherings and enjoying the sunshine throughout the day. Beyond the garden lies an extensive collection of outbuildings, including traditional stables and substantial storage barns, offering exceptional versatility. Whether utilised for equestrian pursuits, secure storage, workshops, a home business or future lifestyle opportunities, these ancillary buildings significantly enhance the appeal of this remarkable home.

Rarely do barn conversions offer such a superb combination of character, spacious accommodation and versatile outdoor facilities. This is a truly unique opportunity to acquire a beautiful countryside home that effortlessly balances period charm with the demands of modern family living.

Reasons to Buy

- Exceptional semi-detached barn conversion offering four generous double bedrooms, two of which benefit from luxurious en-suite facilities
- Stunning open-plan kitchen and dining room
- Spacious living room and separate family room
- Practical utility room and downstairs WC
- Large south-facing garden
- Extensive outbuildings and traditional stables offering exceptional versatility
- Character features throughout with modern finishes
- Peaceful semi-rural setting

• Ideal home for families seeking space and flexibility
• A rare lifestyle opportunity in a highly desirable location

ENVIRONS

Highfield Barn enjoys a picturesque position on the edge of the sought-after village of Felliscliffe, surrounded by beautiful North Yorkshire countryside whilst remaining conveniently close to the vibrant spa town of Harrogate. Renowned for its rural charm, Felliscliffe offers an idyllic lifestyle with an abundance of scenic walks, bridleways and cycling routes right on the doorstep, making it ideal for those who enjoy the outdoors. Harrogate town centre is just a short drive away, providing an excellent selection of boutique shops, cafés, award-winning restaurants, supermarkets and leisure facilities, alongside the famous Stray and RHS Garden Harlow Carr. The area is particularly well regarded for its outstanding schooling, with a choice of highly regarded primary and secondary schools in both the state and independent sectors. Excellent transport links connect the property to Leeds, York and the wider region via nearby rail services and the A59, making this an ideal location for buyers seeking the tranquillity of countryside living without compromising on convenience.

SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.
Please note some images may contain CGI
The property owner is a connected person to a member of staff.

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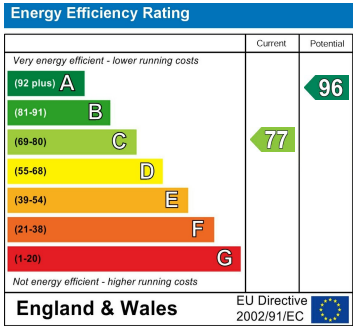


Approx. Gross Internal Floor Area 3317 sq. ft / 308.13 sq. m

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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