



**Occaney farm, Copgrove Lane**  
Burton Leonard, Harrogate, HG3 3TD

£850,000

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**LINLEY &  
SIMPSON**

SELECT



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Rare to the market and adjoining open countryside, Occaney Farm offers a unique opportunity to purchase a substantial four bedroom family home, retaining much of it's original character and charm. South facing to the front, the property is set in a plot of over 1.0 acre and overlooks a formal walled garden with orchard and wooded area beyond. Rural, yet within very easy commuting of Harrogate and Knaresborough, this house offers versatile ground floor accommodation and a real balance between out of town living combined with the convenience of all amenities and facilities being only a short drive away, including rail links to Leeds, access to Leeds Bradford airport, and the nearby A1.

Ideal for a growing or more mature family with four good size bedrooms, this house is one where you could enjoy family life for many years (as the current owners have), whilst allowing progressive and planned upgrading to suit individual needs.

A 'one off' property which needs a full viewing to appreciate the internal size and space available. Strictly by appointment only.

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## Ground Floor

Entrance hall with main front door and Fired Earth tiled floor, radiator and access to the large and well proportioned living room, with versatile informal seating area and separate dining section. The living Room section has a substantial sandstone fireplace with log burning stove and sandstone hearth. Dual aspect windows with fitted handmade window seating below, and handmade shutters to the South facing front windows. Two double radiators, television point and

opening with a beamed ceiling to a spacious dining area with decorative timber fireplace (currently sealed), log burner, cast iron grate, stone hearth and storage cupboards to the flanks of the fireplace. NB basement access with ample storage and light. Separate sitting room/TV room with dual aspect windows creating natural light. Sandstone fireplace with log burner and stone hearth, double radiator and TV point.





## Ground Floor

A large opening leads to a Farmhouse style kitchen with a full range of floor and wall units, including a Leisure Range Master with tiled splashback, double oven, four ring hob and two hot plates. White ceramic double sink unit, ample granite work surfaces, built in dishwasher, concealed oil fired central heating boiler, built in fridge freezer, double radiator and tiled flooring. Rear porch with tiled floor and ½ glazed panelled external door. A utility room is off the kitchen and has a white ceramic double sink unit set in work surfaces with a

range of storage cupboards housing separate washing machine and tumble drier. Tiled floor, electric panel radiator, tall storage unit, and space for an additional freestanding fridge freezer. An Inner Hallway (Off the living room) with double radiator and leading to the self contained study and separate Cloaks/WC. The study has double radiator, a comprehensive range of handmade wall and storage cupboards including built in bookcase and drawer units, whilst the Cloaks/WC has a WC and hand wash basin by Laufen and solid oak flooring.

# First Floor

Master bedroom, South facing to the front with a feature cast iron fireplace with stone hearth and dual aspect windows. The dressing room includes a comprehensive range of handmade wardrobes, hanging rails, dressing table and double radiator, along with access to the loft. Ensuite bathroom with WC, Villeroy and Bosch fittings, twin vanity wash basins, and heated mirror above. Tiled under floor heating, tropical shower unit in fully tiled cubicle and separate shower

head, towel rail, airing cupboard and cylinder cupboard. Bedroom two features an original beamed ceiling, double wardrobe, single radiator and two windows. Bedroom three has double radiator, handmade twin wardrobes, storage space, and Bedroom four with double aspect window and radiator. The family bath room features white low level WC, pedestal washbasin, bath with shower mixer tap. Part tiled walls and water cylinder cupboard.















## Externally

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Approached via a main drive which has been newly recovered and provides ample parking. Well maintained lawned borders, pin kerbs and weeping ash tree. Enclosed formal garden with defined wall and hedge boundaries and including a summerhouse. Direct access to the orchard with a range of apple and plum trees, lying adjacent to the woodland area which in turn adjoins open countryside. Greenhouse and shed. To the rear is a separate driveway leading to a paved hard standing area for 2 cars. Oil storage tank (Easy Access ) and self contained stone built external store, with loft, light and

power and offering potential for further storage, or use as a workshop /home hobby room. Please note that the neighbouring property has occasional driveway access with permission from the current vendors in order to access the septic tank..

Services. Private Drainage to a Septic Tank . Private water supply, shared with 4 other property owners. Oil fired heating system. The property will be sold with a covenant in relation to potential future development gains.







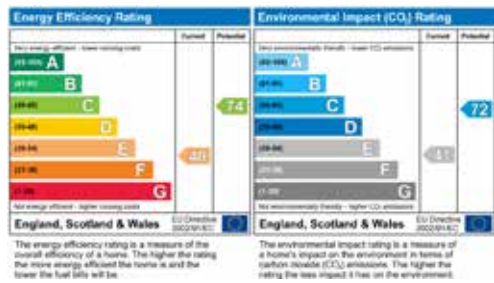




# Layout/EPC



Total Area: 261.5 m<sup>2</sup> ... 2815 sqft  
All measurements are approximate and for display purpose only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Agents Notes—In accordance with the Estate Agents Act 1979 we confirm that the seller is a direct relative of one of our employees.



