



Sunnydale Arkendale Road  
Ferrensby, Knaresborough, Yorkshire HG5 0QA  
Guide price £3,400,000





## HOLIDAY COTTAGES AND OUTBUILDINGS WITH GREAT INCOME POTENTIAL.

Famous for its soaring landscapes, North Yorkshire is a place like no other. Busted away in Ferrensby, a beautiful part of North Yorkshire, a stone's throw from the stunning market town of Knaresborough, Sunnydale, offers you the chance to experience this part of the world in a way like no other. offered for sale this stunning array of property - an amazing place with and a fantastic opportunity to develop further subject to planning.

THE FARM HOUSE - 4544SQ FT

THE COTTAGE 1286 SQ FT

OUTBUILDINGS / GARAGES 5637 SQ FT

Please contact Craven Holmes for further information 01423 329010





## **SUUNYDALE FARMHOUSE**

Specifically designed and built - The Old Farmhouse has its own private entrance. The cottage includes your own private hot tub. An open-plan garden and patio and private BBQ overlooking fields, Perfect for al fresco dining .

Inside the farm House as you walk through the front door you enter the utility room then through to the kitchen with access to the pool with double range cooker, American fridge/freezer, dishwasher, sink, kitchen island with 2 bar stools. Through the kitchen, you walk into a large living room . Through the next door you have the dining room, turning right from the dining room you have a king-size bedroom with shower en-suite, dresser, wardrobe, Next to this, you have a family bathroom with a double waterfall jet shower, toilet and sink. From the hallway, you go upstairs to the right you have a super-king bedroom with wardrobe,. To the left of the stairs, you have a king-size large room with a big en-suite bathroom that has a jet bath, waterfall jet shower, sink, toilet, and bidet.

## **OLD COTTAGE**

With its own private entrance. To includes your own private hot tub. An open-plan garden and patio with garden furniture and private BBQ. Overlooking the open fields. Perfect for al fresco dining. The hot tubs have a roof so you can still enjoy it even on the rainy days.

Inside the beautiful property with open-spaced living room, dining room and kitchen. The kitchen has everything you will need including a double range cooker, fridge/freezer, washing machine, dishwasher, microwave,, There is also a downstairs toilet with a sink. Upstairs to the left is the main family bathroom with a waterfall shower and jets bath, toilet and sink. Next to the bathroom is a super-king bedroom which all include a wardrobe , side tables, dressing table,. The super-king beds all convert into single beds- 2 singles per room. The right of the stairs is another super-king bedroom. The swimming pool is a short walk through a garden from this property

## **SUNNYDALE VIEW**

A private cottage was specifically designed and built - Sunnydale view has its own private entrance.

The cottage includes your own private hot tub. An open-plan garden and patio with garden furniture and private BBQ. Overlooking the open fields.

Inside the beautiful cottage as you go in the door there is a super-king bedroom with an en-suit bathroom it has a double waterfall shower, basin, heated towel rail, a touch light up mirror, and toilet. to the left on the bottom floor. To the right of the door is a large open-spaced living room w that is open plan to the large dining room and kitchen. The kitchen has everything you will need including a double range cooker, fridge/freezer, washing machine, dishwasher, microwave, There is also a downstairs toilet with a sink. Upstairs to the left is the main family bathroom with a waterfall shower and jets bath, toilet and sink. Next to the bathroom is a super-king bedroom which all include a wardrobe , side tables, dressing table, The right of the stairs is another super-king bedroom.

## **ADDITIONAL OUTBUILDINGS**

Detached barn which would convert subject to the necessary planning consents to form a dwelling

Large Garage would could be converted to a 2 bedroomed accommodation subject to planning along with a Four car garage with storage above would also convert subject to the necessary planning consents - providing great potential to expand even further.

## **LOCATION**

Within one of the most popular places of North Yorkshire and with good reason, Ferrensby - A stunning part of North Yorkshire within a short drive to Ripon, Harrogate, Knaresborough and Boroughbridge, all historic towns and within easy reach of the A1M providing access to leading cities and excellent transport links. . This stunning little village is in an area filled with charm and bags of character along with a good local village pub.











# Sunny Dale, Arkendale Road, Ferrensby, HG5 0QA

Approximate Gross Internal Area  
 Farm House = 4544 sq ft / 422.2 sq m  
 The Cottage = 1286 sq ft / 119.5 sq m  
 Outbuildings / Garages = 5637 sq ft / 523.7 sq m  
 Total = 11467 sq ft / 1065.4 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. (ID899285)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
FII Directive			75
		64	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
FII Directive			

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