

# FOR SALE

## HAREFIELD HALL HOTEL

RIPON ROAD, PATELEY BRIDGE, HARROGATE, HG3 5QE

**BARRY  
CRUX** & COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £1,750,000

Hotel/B&B

### Property Features

- Stunning detached property in the Yorkshire Dales
- Ample ground floor bar, restaurant and functions spaces
- 16 en-suite letting bedrooms & detached 2-bedroom cottage
- Extensive 20-acre grounds and woodland overlooking the River Nidd
- Car parking, outside seating, paddock & detached 2 floor annex



Enquiries

**Barry Crux & Company**

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## Location

Benefiting from an excellent location on the edge of the small market town of Pateley Bridge in Nidderdale, which forms part of the North Yorkshire Dales. It has direct access off the B6265 with good access to Harrogate and Ripon. This area attracts a large number of visitors year-round and is within an Area of Outstanding Natural Beauty.

## Description

Substantial stone built detached two-story property under pitched roofs with a single-story conservatory extension. Separate two-story cottage with two-bedrooms and a detached two-story annex comprising four one-bedroom flats. There are extensive grounds of over 20-acres on multiple levels including wooded area, car parking, outside seating, terraced spaces, former tennis court and paddock.

Internally, the public areas include large reception area, public bar, lounge bar, breakfast room, restaurant, function spaces, 16 en-suite letting bedrooms and a former disused leisure club including changing rooms, small gym and swimming pool.

## Accommodation

Ground Floor -

Reception Area - Décor in keeping with the age of the building including large reception desk/bar, carpeted flooring, wood paneling to the walls and feature fireplace with stone surround.

Restaurant - Wood flooring and paneling with extensive ceiling rose and coving and fireplace with living flame gas fire.

Function Room - L shaped room that can be divided in two, with a mixture of wood and carpeted floor coverings, feature fireplace and some wood panelling to the walls.

Public Bar - With its own dedicated entrance and access from the restaurant. Bar server with carpet floor coverings, paneling to the walls and open fire with stone surround.

Lounge Bar - An extension of the public bar that can also be used for dinners with similar style décor.

Conservatory - L shaped construction with pitched roof and exposed stone walls and wood floor coverings.

Breakfast Room - With its own bar server, wood paneling and carpet floor coverings. Can also be used as a private dining area.

Ladies, Gents and Disabled Toilets

Access to the beer cellar

Catering kitchen with a range of stainless-steel fittings and extraction

Wash up and prep area

Former Leisure Club - Comprising reception area, storage, ladies and gents changing rooms, space for a small gym and swimming pool (no longer in use)

First Floor -

14 ensuite-letting bedrooms, some with superb views over the River Nidd and surrounding valley, comprising 11 doubles, 2 family rooms and 1 triple. All are ensuite with a mixture of baths and showers.

Cleaning and linen cupboards.

Private owner's accommodation with separate entrance and including 2 bedrooms, lounge, bathroom, toilet, office/box room and former disabled toilet.

Bunk Room accessed via the leisure center.

2 further ensuite-double letting bedrooms on a second level in the turret.

External Areas -

Parking for 20 cars.

Outside seating area with views over the Valley.

Wooded area to the rear.

Terrace which previously housed a small kitchen garden.

Lower terraced area that has the annex and a former tennis court.

Paddock area.

Detached Cottage -

By the side of the car park entrance this self-contained cottage comprises two double bedrooms with ensuites, lounge, kitchen dinner and garden/terrace area to the rear.

Detached Annex -

Located on the lower terrace and comprising 4 self-contained flats all including 1 bedroom with ensuite, lounge and kitchen.



## Services

We are advised that the property benefits from all mains services.

## Trade and Business

The property has been in the current families' ownership for over 40 years. In the early years they operated it themselves but have had it let out for an extended period of time. With the current tenant due to depart they have decided it is now time to sell.

It has been traded as a successful hotel/restaurant/public house. In recent times though, trade has decreased as the tenant reduced the business down. The property is in need of investment to restore it to its former glories.

It presents a fantastic opportunity for a new operator to develop this into one of the leading venues in the area. With the right investment, there are extensive opportunities to make full use of the property and the land.

Alternative uses may include conversion to a private dwelling, outdoor activity center, small care facility or multiple private dwellings. All would be subject to receiving the relevant planning permissions.

## Fixtures and Fittings

The loose fixtures and fittings are owned by the current tenant, so they will not be included in the sale.

## Licences

Please confirm that the premises license is still in place.

## Local Authority

Harrogate

## Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

RATEABLE VALUE	RATES PAYABLE
£20,000	£9,980

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Value Added Tax

VAT may be charged at the prevailing rate.

## Costs

Each party is to be responsible for their own legal costs.

## EPC Rating

An EPC has been commissioned and will be available in due course.

