



Coville House Farm, Bouthwaite, Harrogate, HG3 5RS

A substantial detached five-bedroom farmhouse with large outbuilding equipped with stables and an adjoining 11 acres of scenic Nidderdale countryside offering far reaching views over Gouthwaite Reservoir and valley beyond. This stone-built farmhouse includes a spacious living accommodation, character features, large garden and private parking area.

An opportunity exists to purchase more land through separate negotiation.

For sale by Private Treaty

Guide Price: £975,000

LOCATION & SITUATION

Bouthwaite is a small rural hamlet situated to the northwest of the popular market town of Pateley Bridge (5.5 miles) in the heart of Nidderdale, a designated National Landscape. Pateley Bridge offers a range of facilities including a small supermarket, range of shops, cafes, pubs, primary and secondary school, petrol station and park. Slightly further afield lies the cathedral city of Ripon (17 miles) and the Spa town of Harrogate (21 miles).

DESCRIPTION

With expansive views over the picturesque Gouthwaite Reservoir and surrounding rural landscape, Coville House Farmhouse enjoys a peaceful location overlooking the Nidderdale valley.

The property takes full advantage of its views, and with exposed beams throughout, it makes the perfect home for family and entertaining while retaining original character features. The ground floor comprises a large open plan dining and living room to the front of the house with a wood burning stove and open fireplace at either end. A bright and spacious sitting room/bedroom is located in the adjacent room to the east with a newly installed en-suite allowing ground-floor living. Patio doors open out onto the garden.

The kitchen to the rear includes a range of oak units, oil Aga, integrated microwave and coffee machine, dishwasher and fridge/freezer. An enclosed patio is accessed via the kitchen providing an excellent space for outdoor entertaining. A utility room, shower room and w/c are also located near the back door.

A flight of stairs in the centre of the property leads up to the first floor with three large double bedrooms at the front of the property. One benefits from an ensuite and built-in storage, and all three receive an abundance of natural light. Two more bedrooms and a family bathroom are found toward the rear of the property.

Access to the garden is offered via patio doors in the sitting room/bedroom and a door in the kitchen leading to a covered patio area. Access can also be taken separately from the drive. The large garden is enclosed by a traditional stone wall and enjoys uninterrupted views, with ample room for outside dining.

The large outbuilding sits behind the farmhouse and is constructed from a wooden frame with concrete block walls, Yorkshire boarding uppers and a concrete floor, and is equipped with three stables with space for many more. The adjoining 11.11 acres of grassland is accessed through a field gate off the driveway. The land has been used for livestock grazing and equestrian use, offering scope for a wide variety of uses.

The paddock and stables provide the opportunity for equestrian and amenity uses and the situation provides great views over the scenic reservoir and beyond, making this an enviable property in an attractive location.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

DIRECTIONS

From Pateley Bridge, head northwest onto Low Wath Road signed Ramsgill. Continue for approximately 3.5 miles and pass through the village of Ramsgill and over the bridge, turn right to Bouthwaite for a further 0.3 miles before turning right again. Continue down the road and the farmhouse is located at the end marked by a For Sale board on the left.

SERVICES

The property benefits from mains electricity and mains water, oil fired central heating and private sewerage.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme however offers scope for a number of conservation schemes.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property. The maintenance of the driveway is shared between the properties at Coville on a subject to user basis.

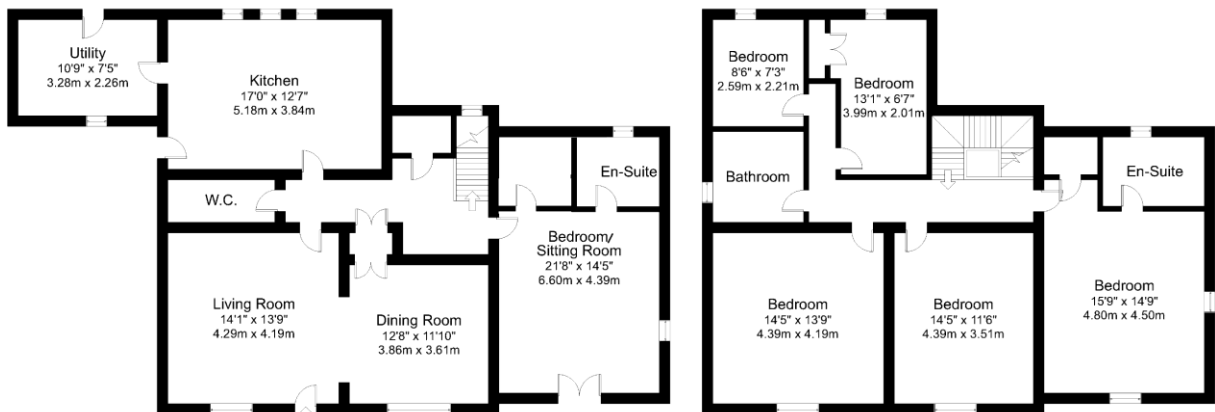
SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in the sale so far as they are owned.



Hardcastle Rural Surveyors

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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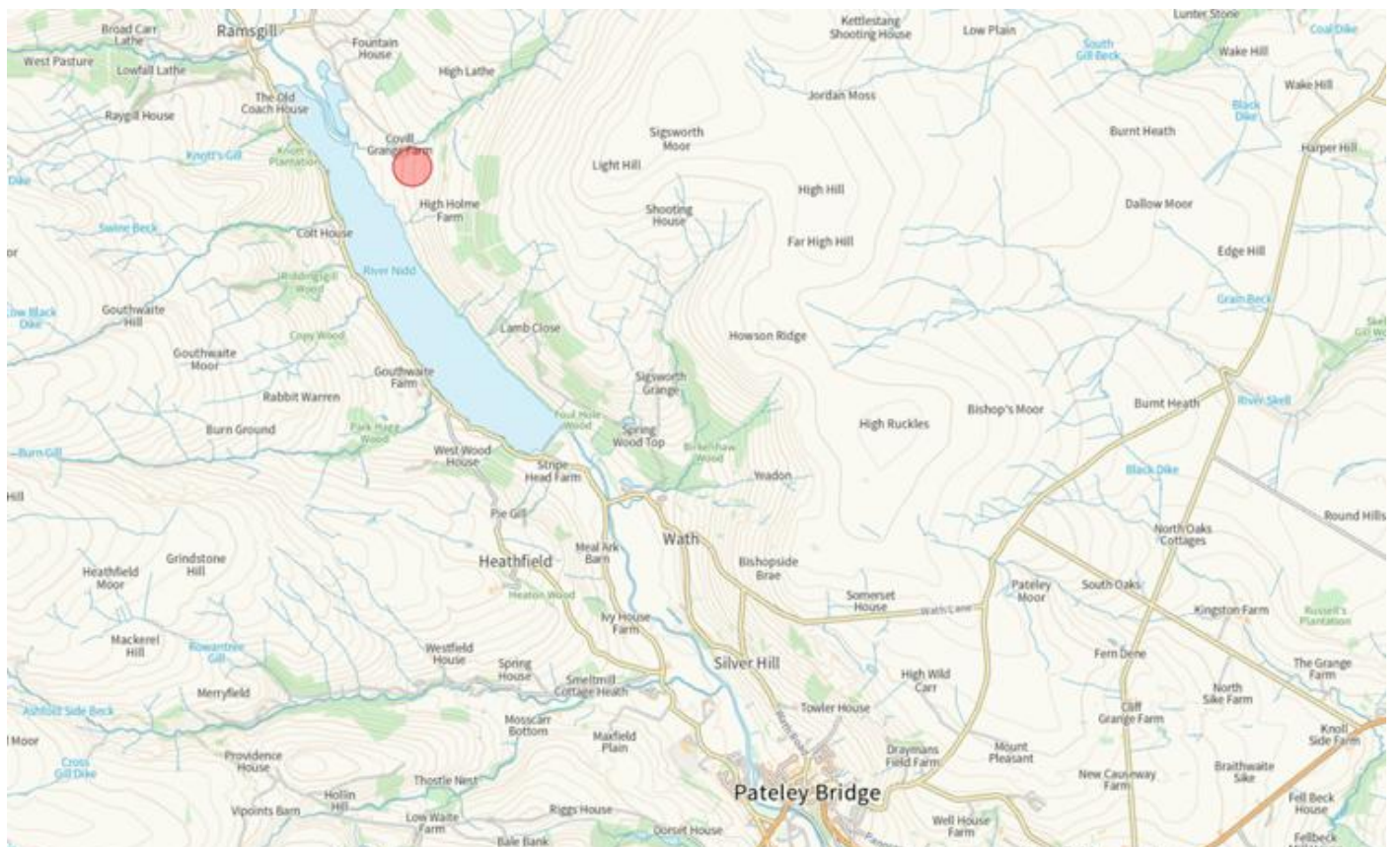
Coville House Farm Sale Plan



Produced on Land App, Apr 22, 2026.
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50 m
Scale 1:2500 (at A4)





METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA
Tel: 01609 780780 www.northyorks.gov.uk

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

Disclaimer. Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
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4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 30/04/2026

VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

Care should be taken during your inspection, particular note should be made of open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.