



Knott House Farm Pateley Bridge, North Yorkshire

Knott House Farm

The Knott, Pateley Bridge,
North Yorkshire HG3 5NH

A superb period property providing spacious family accommodation set amidst its own land with stunning gardens and exceptional views

Ripon 10 miles, Harrogate 14 miles,
Leeds 25 miles

Reception hall | Sitting room | Dining room
Breakfast kitchen | Living room | Utility room
WC | Study | Five double bedrooms (one with en-suite) | House bathroom | Shower room
Landscaped gardens | Double garage
Paddocks | EPC rating E

In all about 1.9 acres

The property

Knott House Farm is a beautifully proportioned Victorian period house offering superb family accommodation with the added charm of many character features. The front door opens into an attractive reception hall with wooden flooring off which all the ground floor rooms can be accessed. The generous sitting room has a feature fire place with mahogany surround and inset cast iron fireplace with a tiled hearth and decorative tiled inlay, there is a side aspect to the west getting the evening sun and double aspects to a southerly outlook over the Nidderdale valley and making it a lovely bright room. Opposite is the dining room which boasts an open fire with a cast iron surround, decorative tiled inlay, marble hearth and imposing wooden fire surround. Like the sitting room this offers panoramic views to the front and a sash window on the eastern side. The breakfast kitchen offers a good range of fitted wall and base units including a matching dresser unit and contrasting work surfaces.

There is a two door Aga oven, integrated fridge, dishwasher and four ring electric hob. There are aspects to the side and rear of the property with a window seat letting you take advantage of the views out to the garden. Also on the ground floor is a living room, ideal for modern family living with French doors opening on to a paved private patio and the garden beyond, a utility room with wall and base units, sink and space for a washing machine, drier and fridge freezer and adjacent to the utility room is a downstairs WC. On the lower ground floor accessed by a staircase adjacent to the living room is a study with an aspect to the front of the property.

The elegant staircase leads up from the reception hall to the first floor landing which is a spacious area with stairs again rising to the second floor. Bedroom one boasts fitted wardrobes, a decorative cast iron fireplace and aspects out to the property's front garden and distant views of the surrounding countryside. Bedroom two has an attractive painted cast iron fire surround and panoramic views of the Nidderdale scenery and bedroom 3 has an en-suite bathroom with a fitted white bath with shower attachment, matching pedestal wash basin and WC. Also on the first floor is a generous house bathroom with bath with shower attachment, pedestal wash basin, bidet, WC and a separate shower cubicle. There are two further double bedrooms and shower room on the second floor of which both bedrooms have exposed beams and trusses and offer exceptional views towards Harrogate and the beautiful surrounding countryside.

Location

Knott House Farm occupies a stunning elevated position giving panoramic views of Nidderdale – an area of outstanding natural beauty and is situated in a small exclusive collection of individual detached properties known as The Knott which is on the edge of the bustling market town of Pateley Bridge.





There are many everyday facilities in Pateley Bridge including shops, schools, sports facilities, public houses, restaurants and churches and the surrounding area will appeal to those that enjoy the outdoors, with countryside walks on the doorstep as well as the nearby attractions such as Brimham Rocks, Fountains Abbey and Studley Royal deer park. For more extensive amenities, Ripon is just 10 miles away and Harrogate, 14 miles. The thriving financial centre of Leeds is 25 miles and the A1 (M) is approximately 16 miles to the East providing access to the national motorway network. The railway station at Harrogate offers regular access to Leeds and York giving fast services to London Kings Cross and Edinburgh. Regular flights are available from Leeds Bradford Airport.

Outside

Knott House Farm is approached at the front by a private driveway which is bound by stone walling and gives access to a parking and turning area. There is a double garage with remote controlled, electrically operated double up and over doors to the front. The gardens at Knott House Farm are superb and are extremely well maintained; to the front of the property are terraced gardens with extensive lawns with colourful shrub borders, mature trees and paths leading through the gardens. Exceptionally well-positioned with panoramic views, the front gardens are ideal for entertaining and enjoying the breath taking views. To the rear of the property is a private patio area from which the beautiful enclosed lawned gardens can be accessed.

A paved path leads through further lawned gardens which are level and enclosed, ideal for those with children. Beyond there is a grass paddock to two sides of the property within a stone wall boundary and having further mature trees and hedging.

General

Services: Mains services include electricity and water. Septic tank drainage. Oil-fired central heating.

Tenure: Freehold with Vacant Possession

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Wayleaves, easements and rights of way:

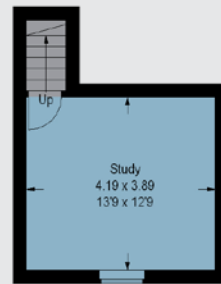
The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.



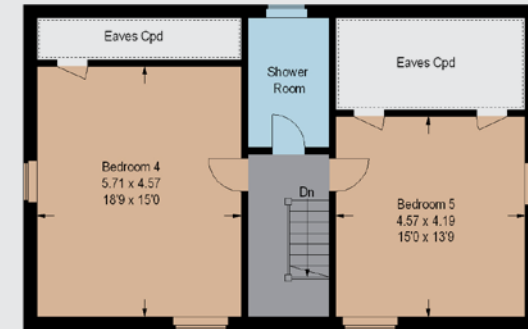


Floorplans
Gross internal area 3,052 sq ft (283.6 sq m)
(Including Reduced Headroom/Eaves)
 For identification purposes only.

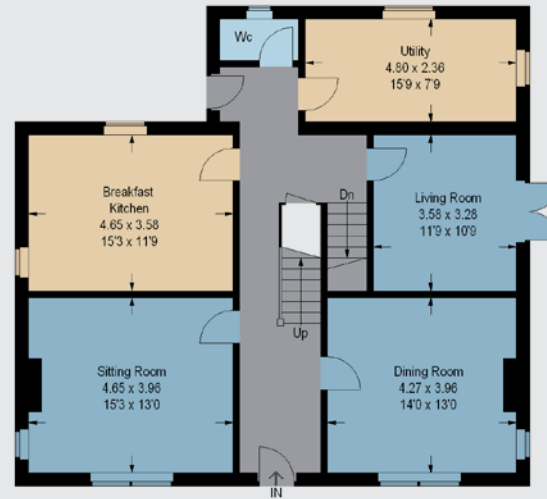


= Reduced headroom below 1.5 m / 5'0"

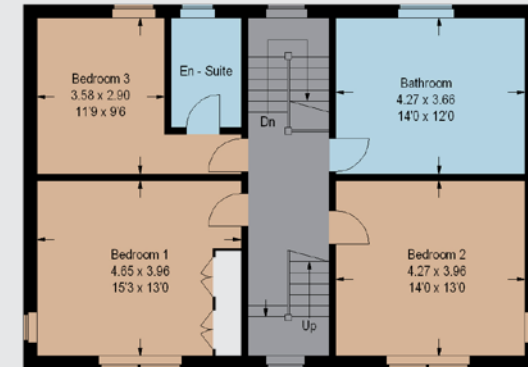
Lower Ground Floor = 200 sq ft / 18.6 sq m



Second Floor (Including Reduced Headroom / Eaves)
813 sq ft / 75.5 sq m



Ground Floor = 1119 sq ft / 104 sq m



First Floor = 920 sq ft / 85.5 sq m

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

Directions

From Harrogate take the A59 towards Skipton, after approximately 6 miles turn right onto the B6451 signposted to Pateley Bridge, follow the road for about 4 miles upon entering the village of Summer Bridge turn left onto the B6165 again signposted to Pateley Bridge. Drive through the village of Willsill, after Glasshouses and the turning to Ripon take the right hand turning signposted The Knott, continue ahead until the road start to level out and the property can be found ahead on the right hand side.

Harrogate

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