



## **Kell House, Ripon Road, Pateley Bridge, North Yorkshire, HG3 5NJ**

An outstanding semi-detached Victorian villa (over 3300 sqft) appointed to the highest of standards and revealing five reception rooms, six bedrooms and extensive parking / garaging within 0.5 acres of landscaped grounds just a healthy five minute walk from Pateley Bridge High Street.

Kings House, 13 High Street, Pateley Bridge, HG3 5AP

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# Kell House, Ripon Road, Pateley Bridge, Harrogate, North Yorkshire, HG3 5NJ

**Guide Price: £895,000**

## General Remarks

Kell House is an impressive semi-detached period residence which occupies an elevated position close to the centre of Pateley Bridge with far-reaching aspects across the valley from principal rooms.

This most versatile of properties is an ideal home for the growing family and has in recent years been successfully operated as a prestigious boutique Bed and Breakfast business with a reputation for the highest of standards.

Many period features have been retained during a sympathetic programme of remodelling and refurbishment with tasteful interior design throughout and a clever combination of character with modern creature comforts.

A welcoming reception hall, with delightful stained glass window features, leads to an inner dining room and in turn a superb sitting room with vaulted ceilings, a study area and an adjacent garden room opening directly onto seating areas.

The reception hall also leads to an inner hall featuring a stunning period staircase and opening into a spacious family room with a large walk-in bay window and cloak/drying room. The kitchen has been recently upgraded with an extensive provision of high quality Shaker style cabinets, integrated appliances and hardwood work surfaces and an adjoining pantry,



with WC, then leads to a well-appointed utility/drying room and a boiler room.

The aforementioned staircase with its period balustrade leads to the first floor landing and two principal bedrooms with en-suite facilities along with a third double family bedroom and a stylish house bathroom. Finally at second floor level there are three further double family bedrooms, one of which enjoys its own en-suite shower room.

Kell House is approached from Ripon Road via a privately owned driveway which also leads to the neighbouring cottage at the rear of the dwelling. There is an extensive provision of visitor car parking on the drive and a gravelled turning area to the immediate front of the property along with a substantial double detached garage block. Mature woodland gardens have been expertly landscaped optimising the enjoyment of lawns and seating areas which enjoy far-reaching aspects along with a high level of privacy.

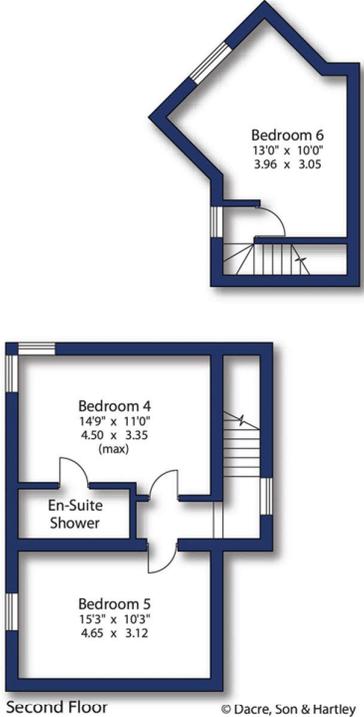
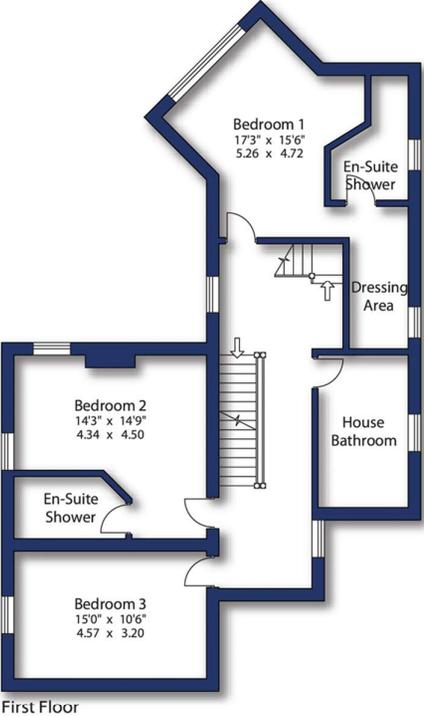
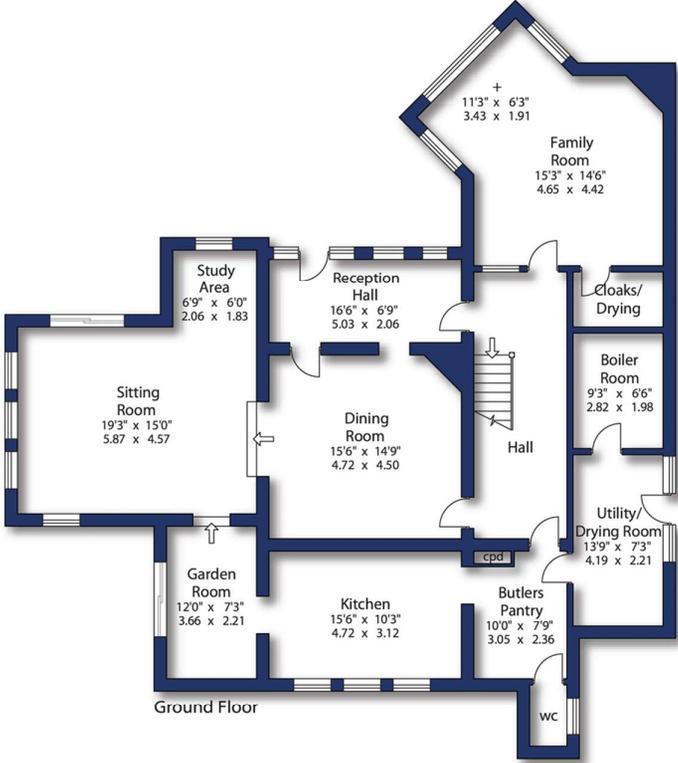
This is a perfect setting for the busy family seeking ease of access to Pateley's High Street, shops, local schools and other amenities and a wider range of facilities in Ripon and Harrogate with excellent road links to major commercial centres. Should the new owners seek to pursue the existing hospitality business, the setting within the Natural Landscapes (formally AONB) will ensure a regular stream of guests seeking high quality accommodation in this unspoilt Dales community.







# Floorplans





## Directions

Proceeding out of Pateley Bridge on the High Street and continuing on Ripon Road, the private driveway serving Kell House will be identified on the left hand side after approximately 200 yards.

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## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

## Tenure, Services & Parking

- Freehold
- Mains gas, electricity and water
- Off road parking and garaging

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

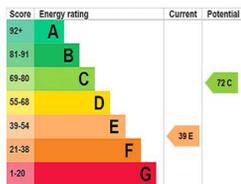
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