



Holly Thorpe, The Raikes, Wilsill, Harrogate, HG3 5EF

An outstanding four bedroom contemporary home of Scandinavian design with over 2800 sqft of accommodation constructed over three floors in a prime rural setting which maximises the Nidderdale aspects also boasting a high specification with energy efficiency at its heart.

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

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**Holly Thorpe, The Raikes, Wilsill,
Harrogate, North Yorkshire, HG3 5EF**

Guide Price: £850,000

- Outstanding detached contemporary home
- Magnificent Sitting room
- Large family kitchen / separate dining room
- Two impressive balconies
- Four double family bedrooms
- Bathroom / separate shower room
- Large home office / games room / store room
- Integral garage plus large private gardens



General remarks

Built in the early 1980s to an exacting timber framed and stone clad specification with triple glazing and gas fired heating with a heat recovery system with air filters and water heating this outstanding family home has been positioned to maximise Dales aspects from principal windows and two sheltered balconies.

The Danish company Hosby Homes were, in the early 1980s, at the cutting edge of eco house building introducing design and insulation standards only recently matched by architects and niche developers. Holly Thorpe is a prime example of this genre revealing light and spacious accommodation arranged over three floors in a delightful semi-rural setting.

On the upper ground floor a welcoming reception hall leads to spacious and well-appointed dining kitchen and a separate dining room off which lies a balcony ideal for alfresco entertaining. Two family bedrooms are served by a stylish house shower room and there is the additional comfort of a utility

room and adjoining drying / boiler room.

A magnificent family sitting room with vaulted ceilings and a large balcony is located on the first floor along with the principal double bedroom / dressing room, a further double bedroom and a luxury house bathroom.

Finally on the lower ground floor a games room and large home office have the added comfort of a separate secure store room and integral garage.

Off road parking is provided on a private driveway with steps leading to seating and garden areas adjoining the main entrance hall. The rear gardens are predominantly lawned, with large patio area, and form ideal and safe play areas for children and pets.

This delightful rural setting enables ease of access to a wide range of amenities in Pateley Bridge with road public transport links into Harrogate and further afield on the B6165

Floorplans





Mortgage Advice Bureau
01274 515 763



Dacres Surveys
Call for a quote
01943 885 400

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Contact us



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Directions

Proceeding out of Pateley Bridge towards Harrogate on the B6165, upon entering Wilsill turn left up The Raikes where the property will be identified on the right hand side by our for sale board.

What3Words bead.twice.chicken

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Private driveway and integral garage

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](https://www.gov.uk/government/consultations/check-for-flooding-in-england)

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.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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