



Blencathra, Greenhow Hill, Harrogate, North Yorkshire, HG3 5JQ

This impressive five bedroom period home with its own self-contained annexe (set up for holiday lettings) other useful outbuildings (including stabling) and over 5.75 acres of gardens and amenity land, is located at the heart of this historic Nidderdale hamlet within the AONB and the Yorkshire Dales National Park.

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**Blencathra, Greenhow Hill,
Harrogate, North Yorkshire, HG3 5JQ**

Guide Price: £875,000

- Impressive period home
- Characterful accommodation over three floors
- Reception hall with galleried landing
- Two reception rooms, kitchen and utility room
- Five bedrooms
- Separate annexe (holiday accommodation)
- Stabling
- Amenity land (In all over 5.75 acres)



General remarks

Blencathra is a substantial period family home (2908 sqft) with detached annexe (879 sqft) quietly positioned within over 5.75 acres of amenity land on the fringe of the Nidderdale Area of Outstanding Natural Beauty and the Yorkshire Dales National Park.

With handsome dressed stone elevations, comprehensive double glazing and an eco-efficient Biomass heating system the accommodation boasts many high quality bespoke fittings including oak flooring and staircases, bespoke fireplaces with multi fuel stoves and striking interior design.

A welcoming reception hall with galleried landing, guest WC and cloakroom leads to a sitting room and separate dining room, both being ideal zones for entertaining. The well-appointed family breakfast kitchen has an extensive provision of fitted cabinets and a separate utility / boot room.

The galleried landing serves four double family bedrooms, one of which has its own en-suite facility,

with the additional comfort of a spacious house bathroom. Finally on the second floor there is a substantial principal bedroom suite with a shower room and dressing room.

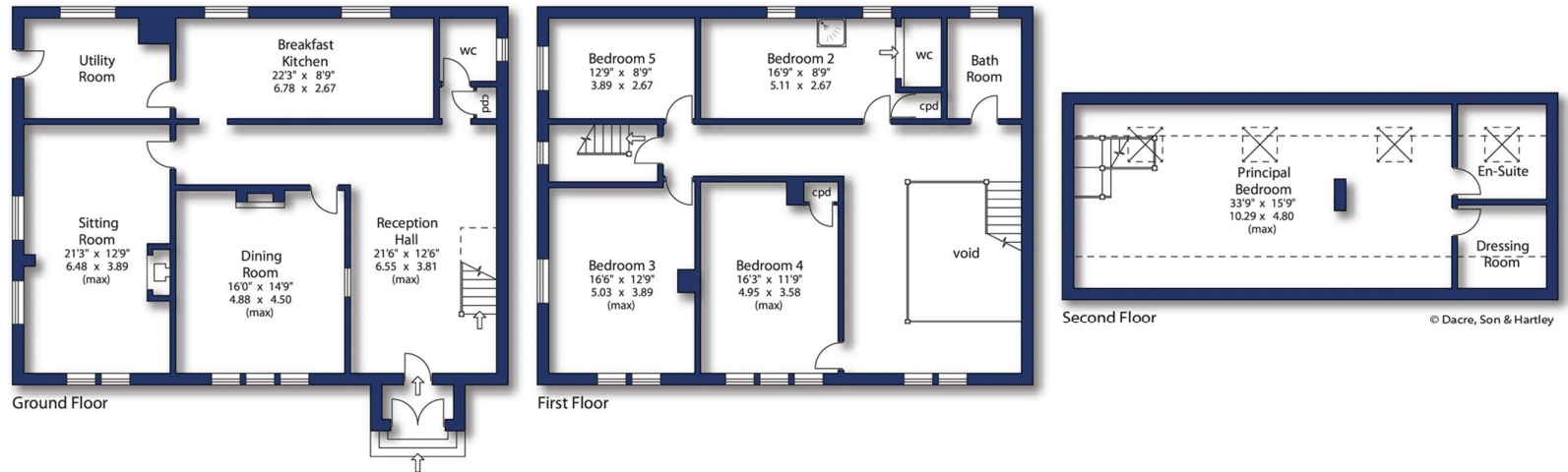
To the front of the property there is a gravelled visitor parking / turning area and further gated car parking to the front of a detached purpose built annexe / guest accommodation / home office suite (879 sqft) with a ground floor office / sitting room, shower room and boiler room, with a substantial studio (incorporating living / bedroom / kitchenette areas) at first floor level. Also with the benefit of outdoor seating areas.

There are further useful outbuildings providing storage and stabling to support the extensive moorland amenity space which makes up the main body of the 5.75 acre land ownership.

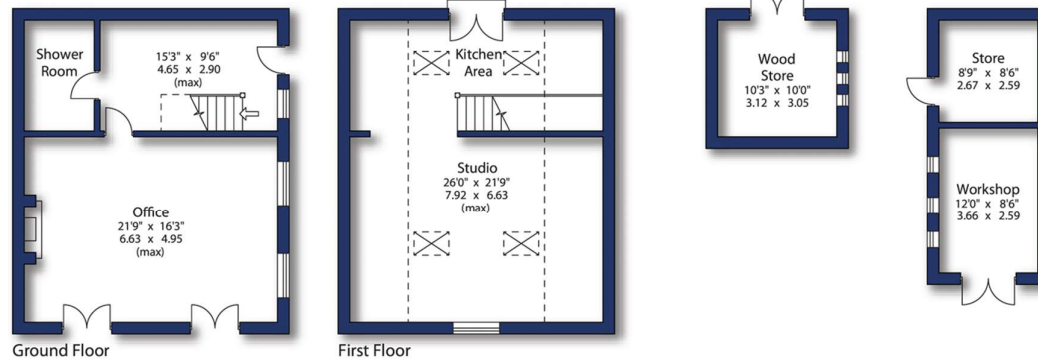
This is a convenient rural setting within the AONB and a perfect base for the busy commuter seeking access to Skipton, Ilkley, Otley and Harrogate via the A59, the nearby market town of Pateley Bridge satisfies every day requirements from a shopping and recreational viewpoint.

Floorplans

Blencathra - Main Residence



Annexe and Outbuildings



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. 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, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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



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Dacres Surveys

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Contact us
01423 711010
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Directions

Proceeding from Pateley Bridge up Greenhow Hill on the B6265 upon entering the village of Greenhow, the property will be identified on the right hand side by our For Sale board.

What3Words securing.prone.notch

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Drainage is to a water treatment system and the property is fitted with a Biomass heating system.
- Driveway parking

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.

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 £34.20 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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