



Station House, Dacre Banks, Harrogate, North Yorkshire, HG3 4EL

Steeped in local heritage and brimming with character, this unique four / five bedroom detached residence provides beautifully proportioned accommodation (approx 2,400 sqft), set within mature private grounds, with detached double garage. A truly individual home in a highly desirable location.

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Station House, Dacre Banks, Harrogate, North Yorkshire, HG3 4EL

Guide Price: £975,000

- Historic former station house
- Approx 2,400 sqft of accommodation
- Beautifully presented throughout
- Four / five bedrooms
- Three bath / shower rooms
- Magnificent gardens
- Detached double garage and ample driveway



General remarks

Originally constructed as a station on the historic Victorian railway line connecting Harrogate and Pateley Bridge, this remarkable former station house has been sympathetically converted and thoughtfully extended over the years to create an exceptional family residence of immense character and distinction. Offering a unique chance to acquire a genuine piece of local history, the property seamlessly blends its fascinating heritage with the comforts and practicality of modern-day living.

Extending to approximately 2,400 square feet, this handsome home enjoys beautifully proportioned and highly versatile accommodation arranged over two floors. The flexible layout lends itself to a variety of lifestyles, making it equally appealing to growing families, multi-generational households, those seeking space to work from home, or buyers looking for adaptable guest accommodation.

A welcoming entrance hall leads to a magnificent larger-than-average principal reception room, where generous proportions create an inviting space for both relaxation and entertaining. A

separate formal dining room provides an elegant setting for family gatherings, while the spacious kitchen diner forms the heart of the home, perfect for modern family living.

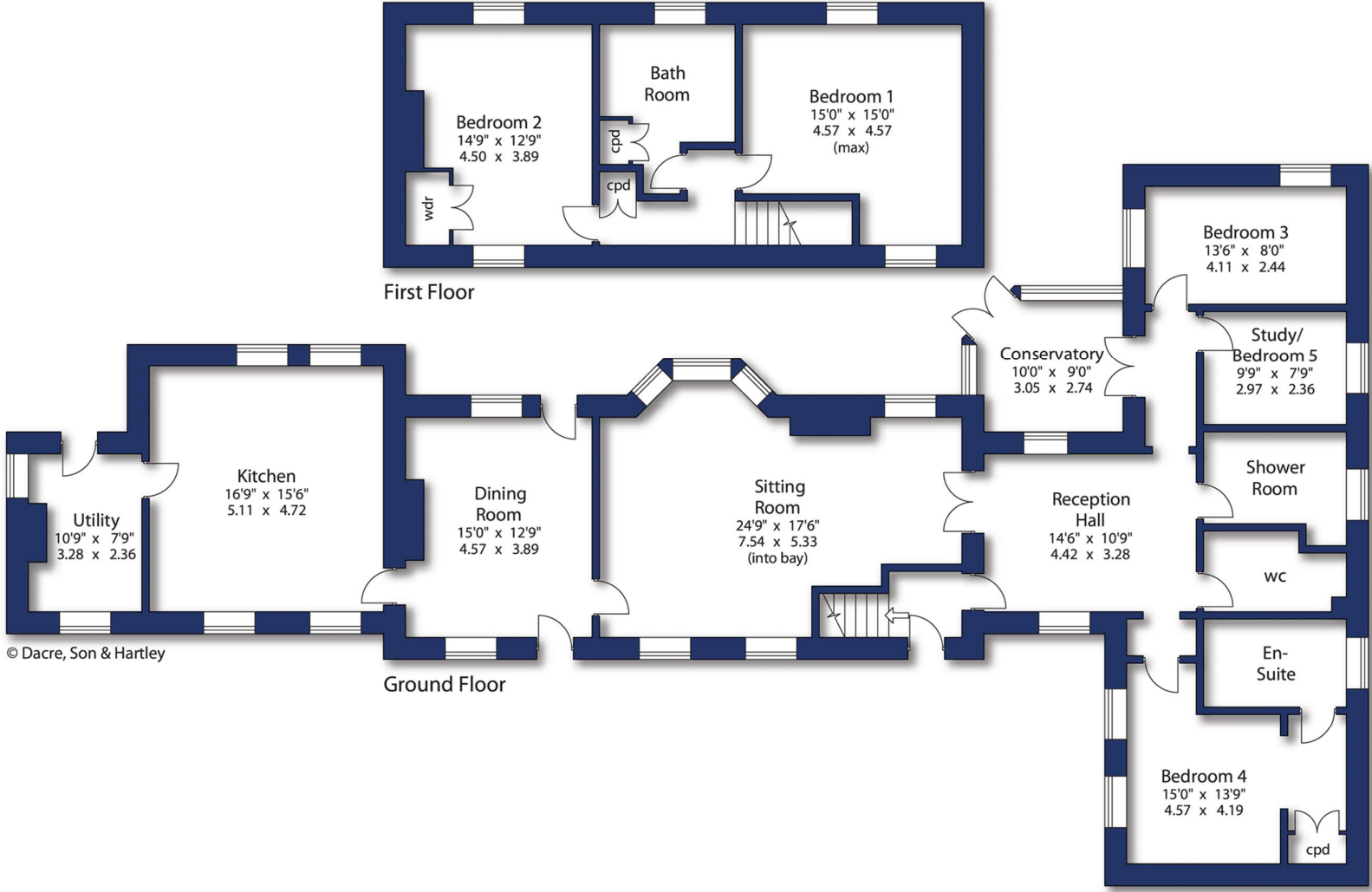
The ground floor offers exceptional flexibility, comprising three well-proportioned bedrooms, one of which benefits from en-suite facilities. These are complemented by a stylish shower room and a separate WC. A particularly charming feature is the delightful garden room, enjoying views across the gardens and towards the route of the former railway line.

To the first floor are two substantial double bedrooms, both served by a generously appointed family bathroom. These rooms would be ideal for older children, visiting guests, or independent living arrangements.

Occupying an enviable position within mature grounds, the property enjoys a high degree of seclusion and tranquillity. To the front, a detached double garage is accompanied by extensive gravelled parking and turning areas for multiple vehicles.

To the rear, the gardens are predominantly laid to lawn and are complemented by an attractive stone-flagged terrace, creating the perfect setting for outdoor dining and entertaining, and established woodland boundaries enhance the sense of privacy.

Floorplans



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





Contact us
01423 711010
pateley@dacres.co.uk

Directions

Proceeding into Dacre Banks from Summerbridge, continue along the B6451 and after passing the village green the property will be found a little further along on the right hand side.

What3Words caressing.shining.defeat

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Detached double garage and ample 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

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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

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Dacres Ref: PAT260046