



River Holme, Ramsgill, Harrogate

For the finer things in property.



River Holme Ramsgill Harrogate North Yorkshire HG3 5RL

A unique detached three-bedroom stone bungalow with outbuildings and tranquil riverside gardens, close to Pateley Bridge

Pateley Bridge 4.7 miles, Harrogate Station (London Kings Cross 3 hours) 18.7 miles, A1(M) (J47) 21.3 miles, Leeds Bradford International Airport 22.8 miles

Entrance hall | Sitting room | Conservatory
Kitchen | Dining room | Utility/cloakroom
3 Bedrooms | Family bathroom | First floor
storgae/ bedroom 4 | Gardens | Outbuildings
Store | EPC rating E

The property

River Holme is a charming three-bedroomed property built in 1986 with a range of character features, including ceiling beams, stone mullioned windows, wooden floors and feature fireplaces.

On the ground floor is a striking converted living room space with a large log-burning stove with a thick wooden beam above, wood panelling, floorboards, ceiling beams, and bi-folding doors opening to the private gardens. Adjacent is a useful utility and cloakroom, a hall and stairway to the first floor and a light-filled 26 ft. conservatory with an attractive southerly aspect and double doors to the gardens. Further is a dining room with a cast iron feature fireplace and a serving hatch to the in-keeping kitchen, which features a range of bespoke wall and base cabinetry arranged in a u-shape, along with a range cooker and various fitted appliances.

The three of the bright and well-proportioned

bedrooms reside on the ground floor level, all enjoying views to the gardens. Alongside is a stylish family bathroom with glossy panelling, a rolltop bathtub and a separate walk-in shower. The first floor houses a spacious storgae lever or potetional use as additional bedroom.

Outside

The property sits within a well-sized private wrap-around plot with direct access to the River Nidd. Surrounded by hedging atop stone-built walls and fencing and interspersed with a wide selection of mature trees and shrubbery. The space comprises a range of paved terraces, courtyards, and divided garden sections, with various portions of level lawn and herbaceous planting. There is space for parking and a well-sized outbuilding and store of timber construction with a number of potential future uses.

Location

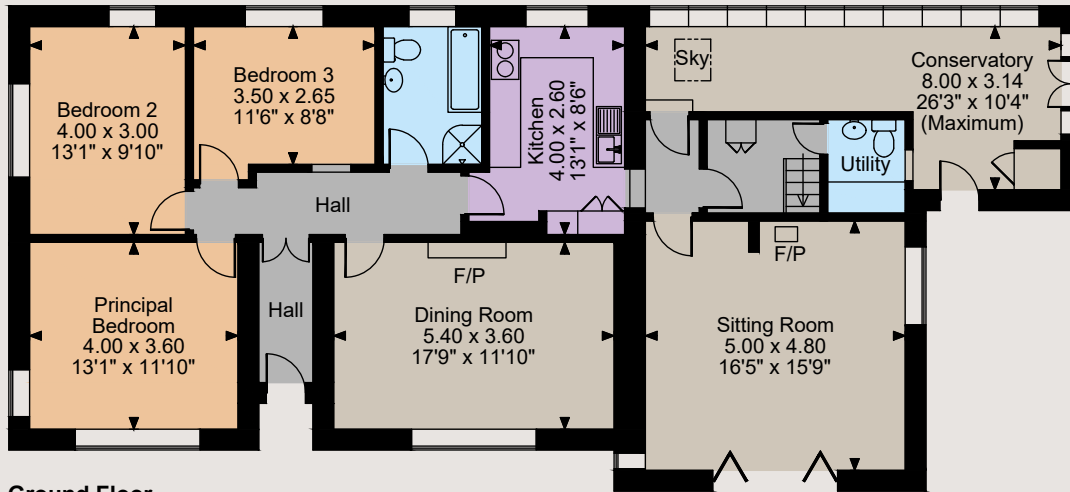
The property is located in an Area of Outstanding Natural Beauty within the scenic rural village of Ramsgill, which enjoys access to spectacular countryside. Local amenities including a public house and school can be found at nearby Lofthouse, whilst the popular town of Pateley Bridge is a bustling, historic market town in the heart of Nidderdale. Awarded a 'Great British High Street' accolade, the town has a good range of quaint individual shops, tea rooms, butchers, pubs and restaurants. The leisure centre and swimming pool in Pateley Bridge holds regular sporting events and the recreational ground offers a fantastic children's play area and bowling green. The town is served by both a primary and secondary school and is ideally placed to enjoy the outdoors, nearby walks, bird watching, hiking and cycling with local attractions such as Fountains Abbey, Brimham Rocks and Stump Cross Caverns all nearby.

The railway station in Harrogate links with the main line at York and Leeds providing regular services to London Kings Cross, Newcastle upon Tyne and Edinburgh.

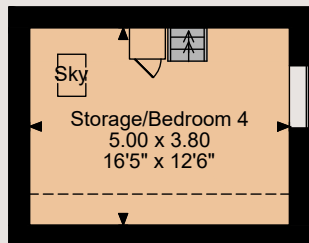




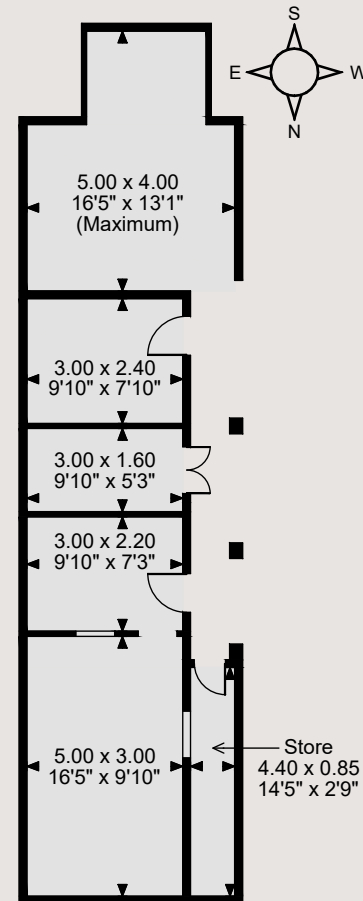
Main House internal area 1704 sq ft (158 sq m)
 Outbuilding and Store internal area 606 Sq ft (56 sq m)
 Total internal area 2310 sq ft (215 sq m)
 For identification purposes only.



Ground Floor



First Floor



Outbuilding & Store

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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There is a wide choice of independent schooling in the area and the Leeds/Bradford Airport is about 22miles away offering regular flights to destinations in the UK and abroad.

Directions

From Harrogate head west on Penny Pot Lane before turning right onto the B6451 and proceeding for 5.1 miles before turning left onto the B6165. Continue for a further 3.8 miles along the B6265 towards Pateley Bridge and turn right onto Low Wath Road, where the property will be on the right in a further 4.6 miles

General

Local Authority: North Yorkshire Council
Services: Oil central heating. Mains electricity, private water and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band D
Tenure: Freehold
Guide Price: £485,000

Harrogate

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