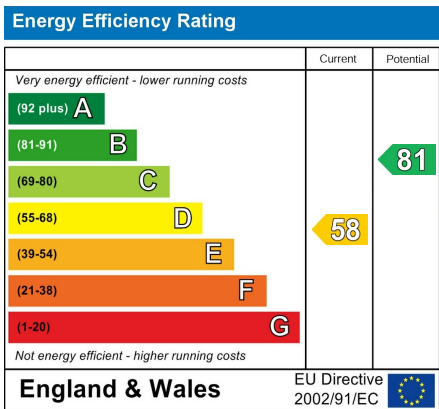


Floor Plan



Energy Performance Certificate



Directions

From Pateley Bridge, proceed through Lofthouse with the school on the left. Take a right hand turn (NOT to Masham) at the cricket ground on the private YW Road signposted to Scar House Reservoir. Continue for around 2 miles until the 'Summerstone Estate' rock on the right. Turn right down the track and over a humpback bridge. Just after this, turn right over a cattlegrid to find New Houses Cottage.

Council Tax Band    Tenure Leasehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£735,000

New Houses Cottage Lofthouse, Ramsgill, Nr Pateley Bridge, HG3 5SP      4 Bedroom House - Detached

**A beautifully presented four bedroom character detached country home set in a stunning peaceful location in Upper Niddderdale. Internal inspection strongly recommended.**



**HOPKINSONS**  
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

This stunning comfortable home dates back to the early 1800's and has been converted and updated to provide a stylish well planned home that makes the most of the each season.

The property is set in a truly idyllic location with far reaching views from where there are many walks, runs and cycle paths for the outdoor enthusiast. The property features replacement double glazed windows, septic tank and oil fired central heating. For the keen gardener there is a beautiful enclosed formal garden with lavender and box hedging. The rear there are vegetable planters, green house with useful store.

For those wishing to work from home, there is a character wooden pod with Wi-Fi, electric light and power Previously used as a study, it could equally be used as a treatment room or occasional bedroom. The former detached garage has been converted into a useful gymnasium/storeroom which has electric heating and a a high-level storage mezzanine.

The main property offers flexible accommodation with bedrooms on both floors. On entering the property there is an inviting reception hall/boot room and a guest shower room with toilet and wash basin.

The central hub of any house is the kitchen and this is no exception with an inviting character living kitchen with a feature stone fireplace housing a multi burning stove. There is an electric Everhot cooking range.

The kitchen features a twin Belfast sink and space and plumbing for a dishwasher. The inner hall provides access to a beautiful glazed living room with far reaching views over the rear private gardens and beyond with spectacular countryside views.

There is an inviting comfortable snug with a feature stone fireplace with a log burning stove and sliding doors which open out onto the front South/West facing garden. Sliding patio doors provide access to the front south west facing feature garden. Additionally, there is a generous double bedroom 4/study and separate spacious utility room with space for a washing machine, dryer, two freezers and a sink.

At first floor there are Velux windows that provide natural light to the landing. A beautiful master bedroom suite provides a spacious double bedroom and a walk in dressing room with luxury ensuite bathroom. There are two further double bedrooms at the first floor and a luxury house bathroom with useful storage area on the landing which is currently used as a library.

To the front of the property there are South/West facing enclosed formal garden. There is a beautiful formal garden with lavender and box hedging along with a central Stone pathway providing a display area and a Gravel patio provides ample space to relax and entertain friends and family. To the rear there is a kitchen garden with vegetable planters, green house and useful store. A timber Pod/ home office with WiFi lighting and heating.

Additionally, the former garage has been converted to a gym/cycle store with electric heating, bifold doors to the front and a side and rear window providing natural light to this most useful area. Furthermore, there is a useful storage mezzanine. At the rear there is a side entry gate that provides a path with walkway around raised vegetable/fruit planters. There is a greenhouse and useful garden store.

The views to the rear from the living room are exceptional in fact as soon as you step outside this charming home there are long distance character views in every direction! The property is located on the Summerstone estate, which is a beautifully maintained shooting estate full of wildlife and well kept land that provides the amazing backdrop of rolling countryside hills. Pateley Bridge is the closest shopping hub with a good range of shops, two butchers and a petrol station.

On the outskirts of the village on the way to Lofthouse there is Nidderdale High school and the popular Sportsman's Arms pub/restaurant which is the sister to the Drum and Monkey fish restaurant in Harrogate.

This property forms one of the most truly remarkable listings we have ever put to the market and an internal inspection will not disappoint!

