



The Lodge

Low Woodale | Lofthouse | Pateley Bridge

## THE LODGE

LOW WOODALE, LOFTHOUSE, PATELEY BRIDGE HG3 5SW

Lofthouse 3 miles Pateley Bridge 9 miles Ripon 19 miles Harrogate 23 miles

A character, Grade II listed conversion with 3 bedrooms with enclosed private gardens with further separate 1 bedroom annex, situated in an idyllic location within Upper Nidderdale, an Area of Outstanding Natural Beauty.

Offers in Excess of £599,000

### Accommodation

**House** - Entrance hall · Dining kitchen · Utility room · WC · Sitting room · Master bedroom with ensuite shower room · Double bedroom · Study/bedroom 3 · House bathroom.

**Converted Barn** - Workshop · Sitting room and kitchenette · Bedroom · Ensuite shower room · Stone outbuilding · Garden · Parking

### Situation

The Lodge forms part of former farm buildings which have now been developed to create one of three individual family homes. The property has superb long-distance views and is situated in an enviable position in the upper reaches of the Nidderdale AONB, a short distance from the imposing dam of Scar House Reservoir. The village of Lofthouse is some 3 miles distant with a primary school, church and public house, and there is an extensive range of amenities some 9 miles away in the award-winning Dales town of Pateley Bridge. Harrogate and Ripon are both within comfortable travelling distance offering a variety of attractions, all being in the heart of North Yorkshire.





## Description

The Lodge is a Grade II listed building, built circa 1650. The conversion has been done with good attention to detail, having many modern-day creature comforts such as underfloor heating and bespoke timber framed double glazed windows combined with the charm and character that the exposed stonework, beams and trusses give to this period property.

The living accommodation briefly comprises: a central entrance hall with cloakroom and staircase to the first floor, a spacious dining kitchen with fitted cabinets, exposed stone flooring and integral appliances, utility room,

generous sitting room with feature stone fireplace and wood burning stove inset.

To the first floor there is a master bedroom with ensuite shower room, a further double bedroom, house bathroom and a study with stairs to the mezzanine floor which provides ample space for a double bed.

Outside, to the front elevation there is an attractive walled garden with paved terraced areas ideal for al fresco dining having spectacular views over the River Nidd and rolling countryside beyond. To the side elevation there is a further larger garden area, mainly laid to lawn with the private driveway running through it and space for parking.

To the rear of the property there is a cobbled courtyard which provides further parking and is approached via a secondary entrance. There is also a stone store 'The Bothy' which has power and a WC.

The converted barn is currently used as a workshop on the ground floor with stairs up to additional living space on the first floor which comprises of a sitting room with a kitchenette, sliding doors opening into the double bedroom with ensuite shower room. This is ideal for guests, there is also the potential to create further living space on the ground floor, subject to the necessary planning permission and this could provide a source of additional income by creating a holiday let/Airbnb if desired.



### Additional Information

#### Tenure

Long leasehold

#### Services

Mains electricity, private water, private drainage. Oil central heating.

#### Council Tax – Band D

#### Wayleaves & Easements

The property is sold subject to all Rights of Way, public and private, which may affect the property.

#### Viewing

Strictly through the selling agents  
Lister Haigh 01423 860322

### Directions

From the centre of Lofthouse by the school, proceed out of the village towards Middlesmoor (do NOT take the turning to Masham). Then turn right where signposted “Scar house Reservoir”. Proceed up the reservoir road for approximately 2.5 miles, where there is a track on the right identified by our Lister Haigh for sale board. Drive down the track, over the bridge and follow the track round to the right and the property can be found on the right-hand side.



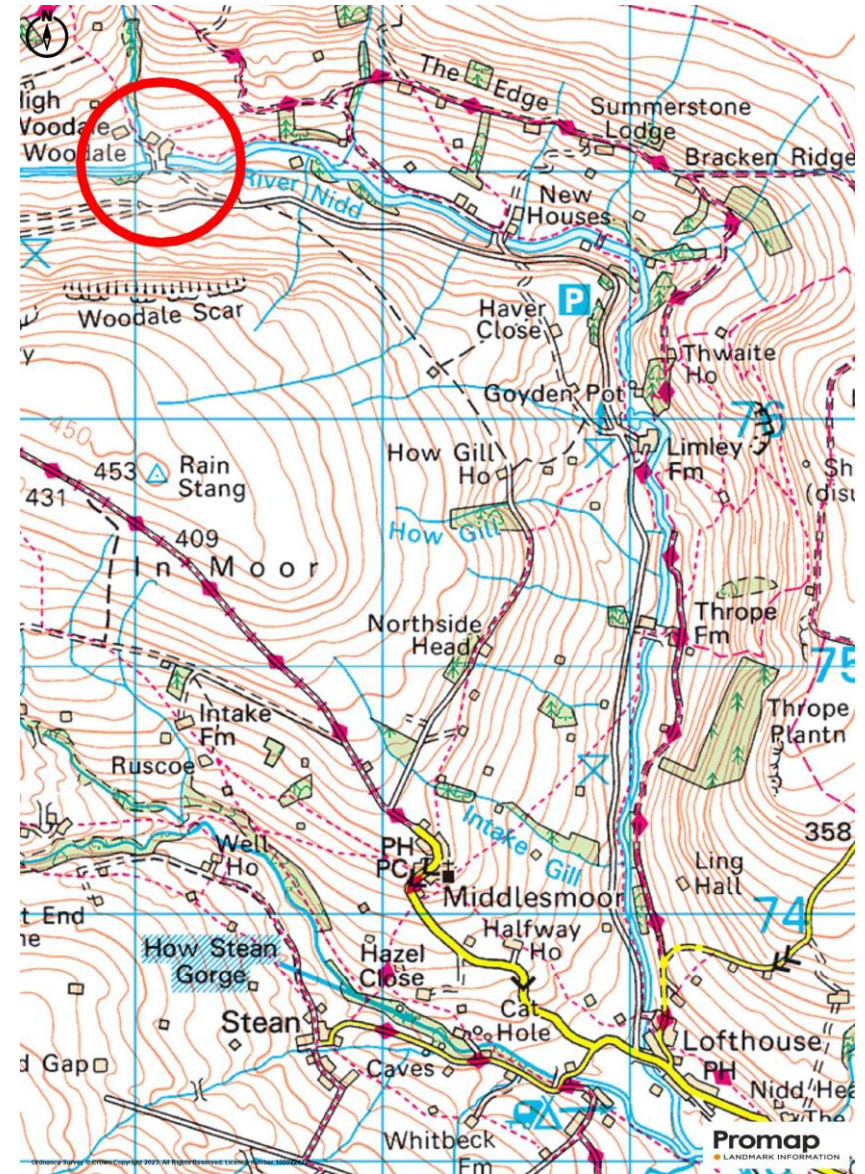




Total Area: 214.0 m<sup>2</sup> ... 2303 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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