



Fringill Dike House  
Silverdale Close | Darley | Harrogate



## Fringill Dike House

Silverdale Close, Darley, HG3 2PQ

An impressive contemporary five-bedroom eco-friendly family home located on the fringes of this sought-after village, enjoying far-reaching views over open countryside located in the Nidderdale National Landscape (AONB). Entrance Hall, Utility, Guest WC, Kitchen diner/Family Room, Livingroom, Study, 5 Double Bedrooms, 5 Ensuites, Sauna, Plant Room, Bar/reception room, Gym, Double Garage.

**Offers in Excess of £1,950,000**

### Situation

Nestled in the charming Nidderdale village of Darley, residents enjoy access to local amenities including a village shop, sports field, public house, and primary school. A short drive away lies the spa town of Harrogate and the beloved Dales town of Pateley Bridge, both offering an array of dining options, cafes, shops, and services, as well as additional schooling opportunities for primary and secondary ages. Surrounding the area is some of Britain's most stunning and serene countryside, dotted with picturesque gardens and parks, inviting exploration and relaxation alike.

### Description

Fringill Dike House stands as a testament to contemporary architectural excellence, embodying eco-friendly design principles in a semi-rural setting that seamlessly integrates with its surroundings. This newly constructed marvel boasts a striking combination of dry-stone walls and sedum living roofs, harmonizing with the natural landscape in a thoughtful and contextual manner.

Spanning over 6,500 square feet of sleek and stylish living space, this impressive residence offers a glimpse into modern luxury living. As you approach the property through double electric gates, the private driveway winds gracefully over a bridge, leading to ample parking and the integral double garages.







Upon stepping inside, you are immediately greeted by the expansive interior through a welcoming hallway into the kitchen, with a full wall of floor-to-ceiling glazing that frames panoramic views. Custom-designed units provide ample storage with integrated appliances, complemented by a sizable central island with breakfast bar. This remarkable space effortlessly accommodates separate dining and sitting areas.

Adjacent to the kitchen, a dual aspect living room with its own wall of glazing, offers direct access to the surrounding gardens. The ground floor further impresses with a study, a generous cloakroom, guest WC, fully fitted utility room, storage room, and integrated double garage with electric doors.

The lower ground floor reveals expansive & versatile accommodation, ideal for a cinema room, gymnasium or

other pursuits. In its current format the property could offer a personal bar and function space. Completing this level are a shower room with sauna and separate WC.

Upstairs leads to the five bedrooms, each with its own ensuite facilities. The principal bedroom suite stands out with its scenic views, and a fully fitted dressing room. The luxurious ensuite bathroom is a sanctuary in itself, complete with twin sinks, a spacious bath, and a separate shower enclosure, offering a haven of relaxation and indulgence.

Outside, the gardens and grounds envelop the property, spanning approximately 1.39 acres. Encircled by fully fenced and stone-walled boundaries, the landscaped grounds feature established planting, hedges, and trees, ensuring privacy without



compromising the breathtaking elevated views of the open countryside. A substantial paved sun terrace stretches across the rear of the property, seamlessly connecting to both the living room and kitchen, creating an inviting outdoor entertainment space and alfresco dining area.

**Services** - Mains Water, Mains Electricity (3 Phase), Mains Drainage, ground source heat pump and submerged 40,000 ltr rain water collection tank that feeds the sedum living roof and the surrounding grounds.

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

**Tenure** - Freehold with vacant possession

**Council Tax Band H**

### **Restrictive Covenants**

The property is sold subject to and with the benefit of all restrictive covenants both public and private, whether mentioned in these particulars or not.

**Viewing** - Strictly by appointment through the selling agents, Lister Haigh

### **Directions**

From Harrogate town centre proceed north on the A61 for approximately 1 mile. At the roundabout with the A59 take the first exit and proceed west for approximately 5 miles turn right on to Cold Cotes Road and proceed north for approximately 2 miles towards Darley. Turn left on to Darley main street and continue passing the primary school on your left, take the first right. Proceed on to the private access track, take the first right and the property will be identified by its double gates.





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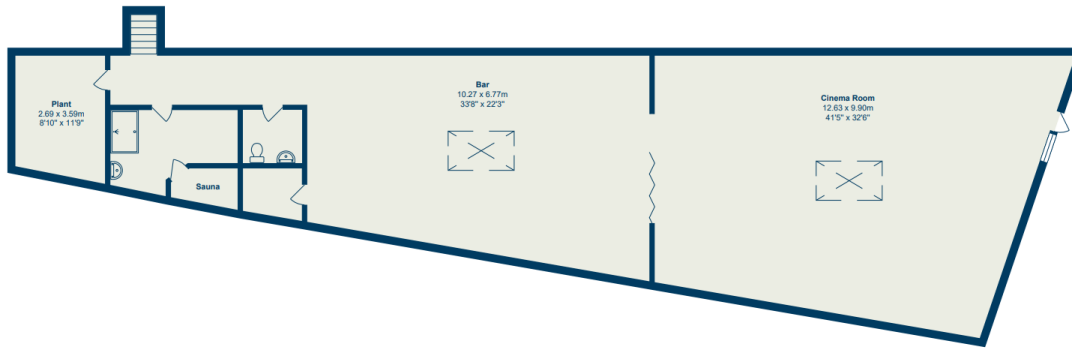


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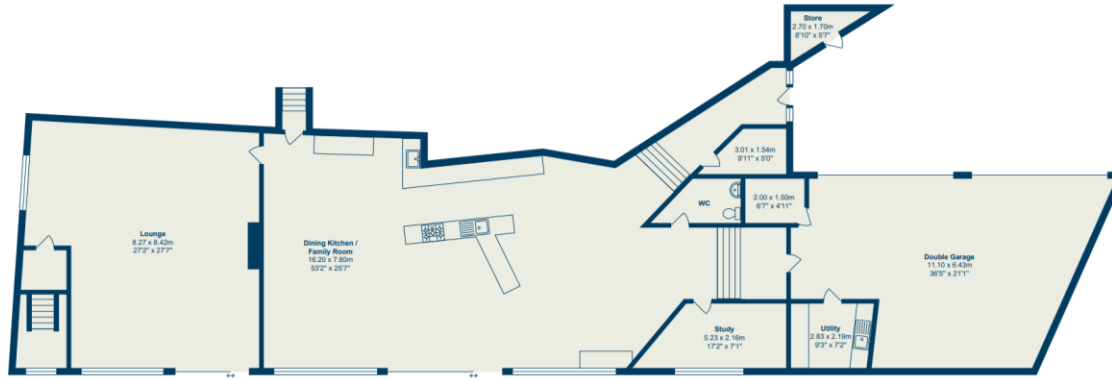


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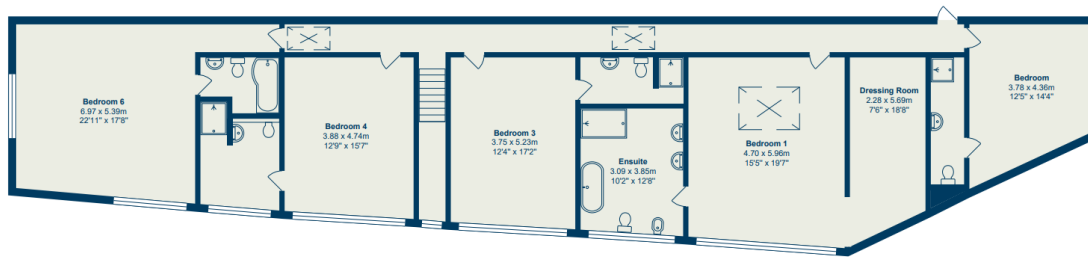




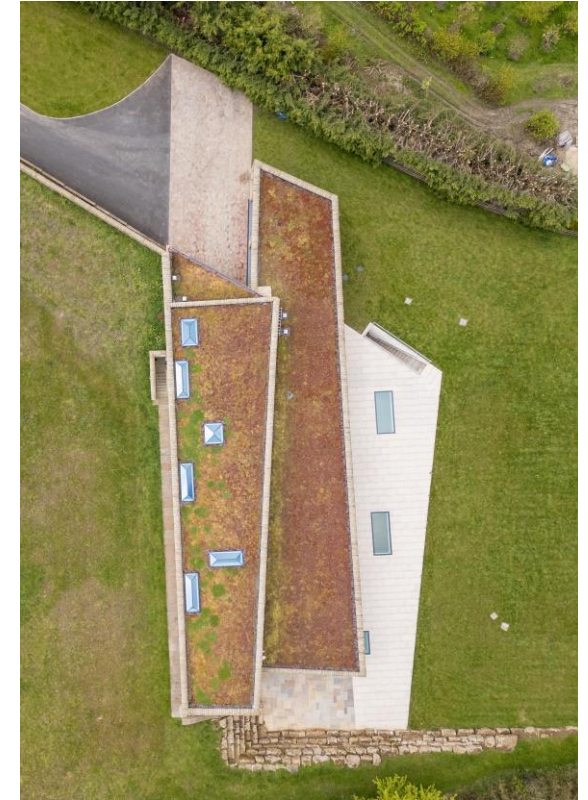
Lower Ground Floor



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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