



NIDD VIEW FARM
Pateley Bridge





NIDD VIEW FARM

TOP WATH ROAD, PATELEY BRIDGE, HG3 5PG

AN IMMACULATELY PRESENTED 3 BEDROOM DETACHED HOUSE
WITH 3 RECEPTION ROOMS, SITUATED WITHIN WALKING
DISTANCE OF THE TOWN CENTRE, ENJOYING SUPERB VIEWS OVER
NIDDERDALE AND STANDING IN 7.35 ACRES WITH GARAGING/
OUTBUILDINGS HAVING PLANNING CONSENT FOR
AN ANNEX/HOLIDAY LET

Accommodation

Entrance hall • Sitting room • Garden room • Study area • Dining room
Breakfast kitchen • Side entrance hall • Utility room • Cloakroom/WC

Landing • Master bedroom • Adjoining shower room

Two further bedrooms • House bathroom

Externally

Garage and outbuildings • Planning permission for annex /holiday let
Extensive terracing • Formal Gardens • Orchard • Kitchen garden • Outbuildings
Grassland • In all some 7.35 acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

The position of Nidd View Farm is exceptional with panoramic views over the Nidderdale National Landscape (AONB). This wonderful location belies its convenience within walking distance of an extensive range of amenities and facilities in the picturesque Dale town of Pateley Bridge. A raft of independent shops, restaurants, local societies and leisure options immediately come to mind. Indeed there is little that Pateley does not offer and why it is widely considered such a highly desirable place to live in North Yorkshire. The Cathedral city of Ripon and Spa town of Harrogate are both about 30 minutes drive with the latter having a direct LNER rail service to London Kings Cross.

Description

This particularly impressive and immaculately presented country house dates from 1904 in association with the construction of the Scar House Reservoir in the upper reaches of the Dale. Of two storey construction under a blue slate roof, the property faces southwest and benefits from a 180° Vista. Overall property stands in around 7.35 acres being predominately grassland as well as formal garden, orchard and a kitchen garden with outbuildings and decking that overlooks the holding, being an ideal location for al fresco summer entertaining. The property that also planning permission for conversion of the garage block to an annex/holiday let which widens the appeal of this individual country house.

Accommodation

The three bedrooms and three reception rooms all enjoy the wonderful views being a rare attribute that is also immediately apparent as one approaches the front door from the driveway. The living accommodation is meticulously presented and the result of a significant improvement program by the present owners in recent years. Notable works include a high specification refit of the breakfast kitchen, creation of a utility room and separate cloakroom, oak engineered wood flooring to the hall, sitting room and dining room, re-fitting of the house bathroom and master bedroom shower as well as a





raft of external landscaping works and overall the level of maintenance that one would expect with the property of this calibre including replacement of the oil boiler.

There is a lovely sitting room that opens to a garden room that is glazed to two sides. The dining room is ideal for entertaining with the kitchen directly off. The master bedroom sets adjacent to its own shower room and the two further bedrooms are served by a house bathroom. The potential of the outbuildings for further accommodation illustrates the flexibility of Nidd View Farm and an early viewing is therefore strongly recommended.

Tenure

Freehold with vacant possession on completion. The grassland is currently occupied on an informal grazing basis.

Services

Mains water, electricity. Compliant private drainage. Sealed unit double glazing. Oil fired central heating.

Planning

Consent was granted on 28 February 2025 (application number ZC24/04255) for Conversion of existing garage to form ancillary domestic accommodation including holiday cottage





Rights of Way & Easement

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not. There is a public footpath passing along the southern boundary of the holding, well away from the house itself.

Directions

At the bottom of Pateley High Street turn onto King Street, follow the road up the hill and then bear left onto Top Wath Road. The property will be seen on the left-hand side after approximately 0.25 miles.

what3words

///mural.diamonds.loose

Owners Insight

We will miss the views from every room in the property, especially waking up in a morning and looking out over the valley. The uninterrupted panoramic views of the Dale and the spectacular skies which change throughout the day. Our daily visits from numerous birds including pheasants, red kites, woodpeckers and on one occasion, a sea eagle! We have never lived in such a welcoming area as on Top Wath Road. The neighbours are always ready to help each other and together we have experienced some very enjoyable social events.

Viewing Arrangements

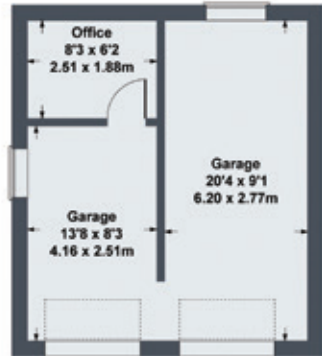
Strictly by appointment through GSC Grays.

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Nidd View Farm, Nr Pateley HG3 5PG

Approximate Gross Internal Area
1862 sq ft - 173 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Particulars written: May 2025

Photographs taken: May 2025

