



Hebden Lodge, Dacre Banks, Harrogate





An immaculately refurbished, stunning stone-built double-fronted **former Methodist Manse** dating back to the 19th century.

Summary of accommodation

Lower Ground Floor

Cellar

Ground Floor

Entrance hall | Garden room | Dining kitchen | Sitting room | Family room | WC

First Floor

Landing | Principal bedroom with En Suite | Three further bedrooms | Family bathroom

Externally

Detached double garage

Distances

Pateley Bridge 4.3 miles, Harrogate 11.5 miles, Leeds 21.7 miles, York 30 miles

(All distances and times are approximate)



Knight Frank Yorkshire
18 Blake Street
York
YO1 8QG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Melissa Lines
01904 948451
melissa.lines@knightfrank.com





The property

Hebden Lodge is an imposing double-fronted former Methodist Manse that dates back to the 19th Century. The property has been tastefully renovated and restored in recent years and offers the perfect blend of contemporary living while retaining many period features. Extending to some 2600 sq ft, it provides a discreet position on the edge of this popular Lower Nidderdale village.

There is an immediate sense of arrival and space as you enter the property through Wisteria covered walls and stone arched entrance with impressive reception hall with open spindle and balustrade leading to the first floor accommodation, a spacious drawing room is located on the right of the hall with two light filled bay windows, an impressive feature fireplace with cast iron grate, ornate cornicing and wood flooring, a cosy family room enjoys views across the side and rear gardens and has a stone fireplace with wood burning stove, a cloakroom is at the rear of the hall and a door to the rear garden, the real hub if the house is the open plan 27ft dining kitchen which has been fitted with a hand crafted shaker style painted kitchen with marble work surfaces, inset stainless steel sink and boiling water tap, water filter, space for dual fuel range cooker, extractor hood, integrated dishwasher,







breakfast pantry, a large island with seating, pendant lighting, wine cooler, and space for fridge freezer, stone flagged floor with underfloor heating, there is a bay window to the sitting area and an adjoining timber orangery which enjoys views of the private walled courtyard garden and water feature, an ideal entertaining room. There are two useful cellar rooms.



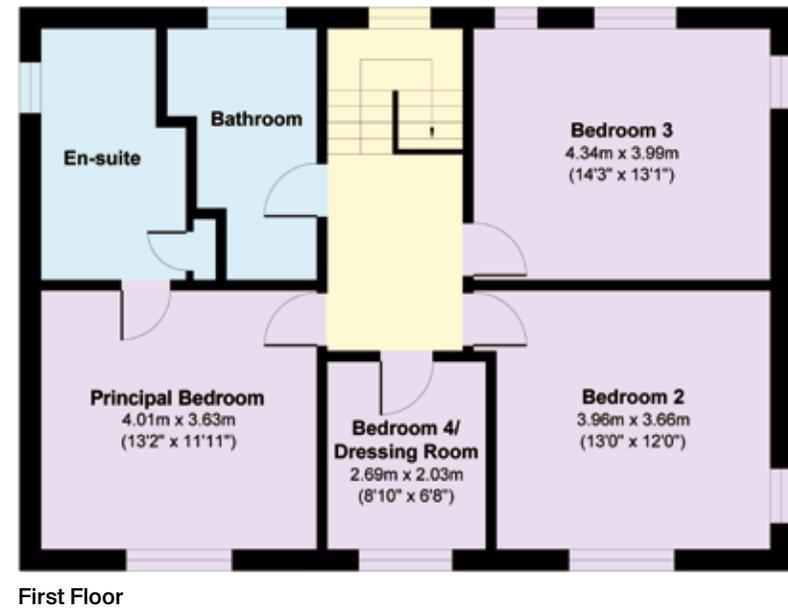
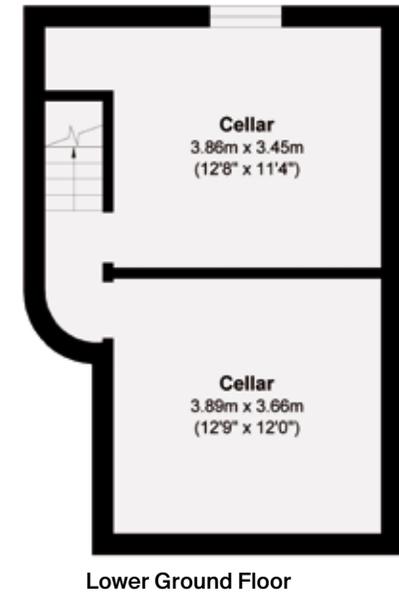
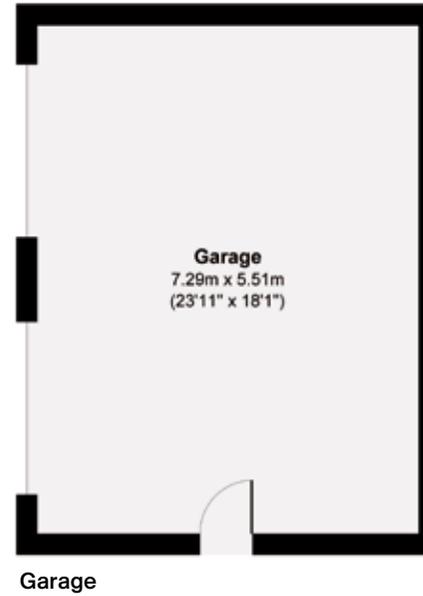
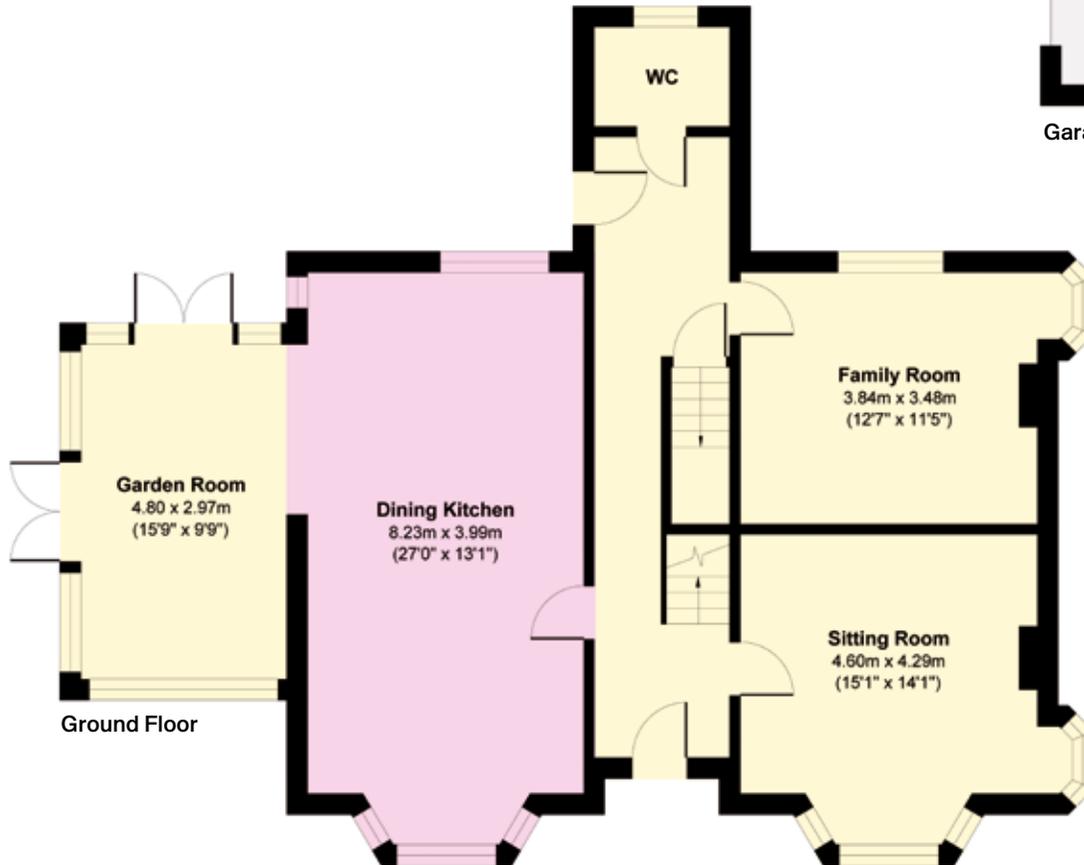


On the first floor, there is a half landing with a large stained glass window enjoying stunning views across the open countryside. There is an impressive principal bedroom with a luxury en suite bathroom with a large walk-in shower, free-standing roll top bath with claw feet, heritage style pedestal wash hand basin and WC. There are three further bedrooms. The main house bathroom features a slipper bath, walk-in mains fed shower, pedestal wash hand basin and wc and views across open countryside to the rear.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Externally

The property is approached through a double Victorian cast iron and electric gated entrance with a gravel drive with ample parking and a detached double garage with an electric charging point. The generous landscaped walled gardens offer a good degree of privacy and are primarily laid to lawn with box hedging, an abundance of well-stocked flower borders, raised beds, a walled garden area with a water feature and a stone-built wood burning stove and mature trees.

Location

The desirable village of Dacre Banks has a good range of amenities, including a village shop, pub, garage/petrol station and health centre. The village location is ideally located just a short drive from Grantley Hall, a luxury hotel and wellness retreat, including a Michelin-starred chef and state-of-the-art luxury gym. The nearby village of Summerbridge hosts a primary school, post office, butchers and convenience store. The upmarket spa town of Harrogate offers a broader range of facilities, including high street and independent shops, supermarkets, leisure facilities, bars, restaurants and a train station offering connections to Leeds and York.

Situation

Leaving Summerbridge, follow the B6451 and continue up the hill towards Dacre, the road will narrow to a single lane, and Hebden Lodge is located on the right-hand side before you leave the village.

Services

Gas fired central heating, mains electricity, water and drainage.

Property information

Tenure: Freehold

Local Authority: Harrogate Council

Council Tax: Band G

EPC Rating: E

Guide Price: £1,200,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



