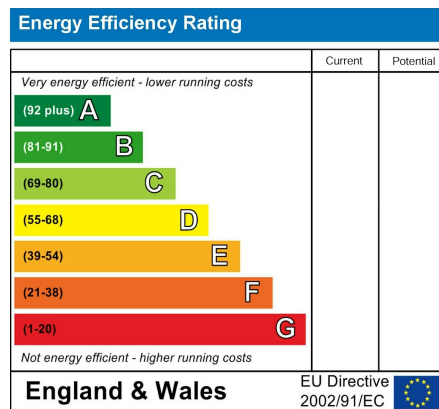


Floor Plan



TOTAL FLOOR AREA : 9378 sq.ft. (871.3 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed from Harrogate toward Ripon and at the Ripley roundabout turn right towards Knaresborough. When proceeding into Nidd turn left on Town Street. Keep following Town Street, continue under the old railway bridge and follow the road round to the right, where the entrance to Ellacombe House is on your right hand side.

Council Tax Band G Tenure Freehold

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.



£2,950,000

Ellacombe House Brearton Lane, Nidd, Harrogate, HG3 3BN

4 Bedroom House - with Land

Ellacombe House is a stunning contemporary home that offers 5000sq ft of impeccable modern living set in 16 acres with superb equine facilities located in this ever popular position between Harrogate and Ripon. No chain involved. Viewing is recommended to appreciate the size and standard of this elegant home.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

Constructed during 2020 this spacious family home formed part of the original Mount Garrett estate stable block and has been preserved in part and then extended with new construction to the latest standards to create a home of impressive proportions.

The views across its own land create a peaceful setting on the fringe of the ever popular village of Nidd. Approached from double opening electric entrance gates there is an impressive new driveway that connects to the house and current stable block which has planning consent for additional living accommodation.

The stable block is 44 ft.², and accommodates six impressive stables, a secure tack room with sink and a further drying room/kitchen, making perfect set up for those with equestrian interests. There is an all-weather ménage ideal for exercising your horse or pony. There is also space for machinery storage of hay and shavings in an attached Dutch barn which is some 32' x 30'. It also features double doors at the back that open into an additional wide workshop/store. The well maintained land is sectioned into paddocks with post and rail fencing and features galvanised self filling water troughs, and protected by a 9 camera CCTV system.

The main house features a covered entrance from where there is a most impressive reception hall with a wide handmade staircase that forms the main feature of the approach together with the tiled floor which was sourced from Lapacida. There is a spacious guest cloakroom and separate Boot room store with fitted storage cupboards. On this level there is a spacious study as well as a garden room that has two sets of doors that open up onto an impressive patio/entertaining area.

The main feature of the ground floor is the 40 foot long living family kitchen that is sectioned into a delightful soft seating area with a feature recessed living flame in set gas flamed fire. There is both a dining area and a breakfast island that break up the kitchen which is hand built and features a bevelled stone worktop. The kitchen features a waste disposal, Quooker boiling tap, full Aga with an electric module that features a 4 ring gas hob. The Aga has been enamelled sprayed to match the good range of bespoke base cupboards and drawers from where there is an integrated coffee machine, as well as a wine cooler, dishwasher and Fisher and Pakel American style fridge freezer. Off the kitchen there is a beautifully fitted Butlers pantry and rear entrance lobby with storage cupboards, plus a guest cloakroom.

The hand built wide staircase leads to a spacious landing where there is natural light from a number of Velux windows. The master bedroom suite features a balcony which provides far-reaching views. There is a walk-in dressing room and a luxury ensuite shower room. The guest bedroom also features a balcony plus a walk-in dressing room and luxury ensuite shower room. A further bedroom (number three) features a luxury ensuite shower room and there is additionally a superb house bathroom with statement bath.

A door leads to the top floor which could easily create a self-contained suite. Currently offering a lounge area, bedroom with ensuite shower room and a utility room with hot water cylinder. This room could easily be converted into a dining kitchen giving independence for either a teenager or dependent relative.

Outside there is a spacious covered entertaining BBQ and pizza oven area, ideal for parties and all weather alfresco dining, either side of this area there is a useful workshop/store and kennel with dog run. Vegetable patch and greenhouse.

The property features mains electricity, borehole water which is metered plus a new septic tank that was installed in 2020 and a liquid petroleum gas central heating that was installed in 2020 that offers underfloor heating to the ground floor and radiators to the first and second floor.

Nidd is a beautiful location from where there is quick access to the villages of Ripley and Brearton both of which offer a public house. Beyond there is the market town of Knaresborough, Harrogate and cathedral city of Ripon, within easy reach of Leeds Bradford International Airport there are flights connecting the traveller to various worldwide destinations.

Agents notes: The property also has planning permission approval for a three bay garage with living accommodation above. Also the stable/barn has planning permission for separate living accommodation.

