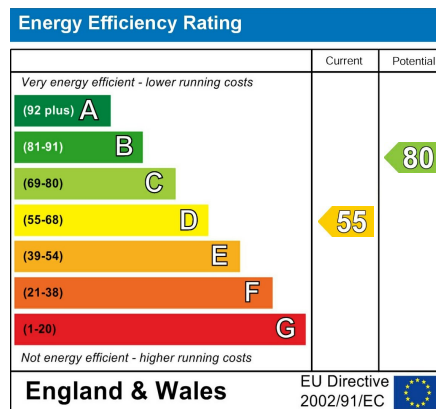


Floor Plan



TOTAL FLOOR AREA : 4386 sq.ft. (407.5 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate towards Ripley and follow the road towards Pateley Bridge on the B6265. Proceed up Bedlam Bank and turn right onto Law Lane and take the first left onto Spinner Lane where Saddler Grange is easily found at the end of the tarmac where there are double opening electric gates directly in front of you.

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.



£2,495,000

Saddler Grange Bedlam, Near Ripley, Harrogate, HG3 3HL

4 Bedroom House - with Land

Saddler Grange is one of the North of England's finest privately situated smallholdings with superb equine facilities, impressive character accommodation and stunning entertaining areas with long distance views set in well-kept grounds and paddocks/fields that extend to 10 acres approximately.



HOPKINSONS
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Description

Situated only approximately 5 miles from Harrogate this stunning home is set within well-kept dry stoned walled gardens that have extensive lawned areas that feature a beautiful Breeze House Oval Safari African Hut. This flexible sitting/dining area has beautiful views over an area of outstanding natural beauty that goes as far as the eye can see up to Brimham Rocks.. There are walkways around the garden that lead to a Hot Spring hot tub which has external rock speakers that are linked to the Sonos system set in the box hedges. The lawns extend down to a superb entertaining area which is ideal for outdoor furniture with a further area for a large dining table and chairs for 12. That is a bespoke cream Arabian style sail that provides shelter and shade from the southwest sun. Saddler Grange is approached from a pair of new remotely controlled (2022) electric gates that can also be controlled remotely by your mobile phone. The amazing equine facilities that include a covered Monarch horse walker, five timber stables each with stable doors to front, self filling water troughs and window openings to the rear of the stable block.

There is a spacious tack room which is alarmed and leads through to a tack area. Additionally there is a separate kitchen with a Miele washing machine which is perfect for washing towels, rugs and numnahs! The enclosed horse yard incorporates two fire extinguishers, outside electrical point that are close to a concrete hardstanding area that provides space for either horse trailers There are gravel seating areas for a morning coffee and shaped lawned areas that soften the yard as you approach it. There is a 40 x 20 enclosed Menage which has energy efficient low-voltage lighting for evening/early morning horse exercise. The menage opens up into a purpose-built enclosed cross country field with a Hickstead style bank, watersplash jump and soft land jumping areas. As you exit the yard, there is a wide personal access gate for the horses access to the watered paddocks, as well as double opening gates for machinery to get through into a 4 acre organic hay field that is enclosed and backs onto three sectional paddocks with electric fencing and water troughs making ideal starvation paddocks during the summer. There is a stunning well kept privately owned bridle path that creates a wonderful walk or unrestricted gallop for the horses from the top of Spinner Lane to Pye Lane. From there one can enjoy numerous hacks that join to create wonderful rides for those wishing to take country lanes or bridle paths in the area.

In the yard, there are two timber garages (one alarmed) that are separated by a covered hay store area (with pallets to air and keep hay dry) that is effectively a triple carport, ideal for keeping trailers, field rollers and machinery in. The property has an external nine camera CCTV system.

Saddler Grange is a character stone built property that is linked by a beautiful garden room that connects to two former barns that create a wealth of light and space. A main feature of the property is the flexibility of living space that creates four bedrooms with three shower rooms that suit a family of teenagers or older family due to three defined relaxation areas. In brief, the property features a character covered entrance porch, reception hall with useful cloaks storage, guest cloaks/wc, lounge with a feature open fireplace and former original barn door that is glazed to provide natural light from the south facing gardens. Above the lounge, there is a double bedroom, shower room and a further bedroom/sitting room making it the perfect self contained area for family members. To the ground floor there are two further double bedrooms each with ensuite shower rooms and useful wardrobes.

Saddler Grange has a stunning garden room providing a central area of the home that offers another relaxation area with two double opening doors that provide access into the formal gardens. The main attraction of this stunning country home is its 3 floored living family kitchen with Farrow and Ball painted beams and trusses. Natural light floods the whole kitchen with Velux windows , stable door and French door providing light to a dining area with a feature stone fireplace with an inset Aga multi burning stove that in winter creates a beautiful cosy area that warms the whole room. The dining area has an American style Aga fridge/freezer. There is a mezzanine cinema area ideal for relaxing at any time of day. It has also been used as a home office area. The property has full BT fibre with selected boosters to ensure broadband connectivity around the house and grounds.

The stunning kitchen has bespoke hand painted units with chrome handled doors with granite work surfaces over. There is an integrated Miele dishwasher and free standing fridge freezer with a full electric Aga with module offering 5 ovens ,2 covered hobs and 4 open electric hobs to the module. There is a Belfast sink with a chrome tap complimenting the whole interior designed living kitchen that is cool in the summer and warm in the winter. There is electric heating to the tiled floor of the dining kitchen. There is a utility room with sink and a Miele washing machine and separate Miele dryer. The property sits in its own private grounds and overlooks its well fenced land making it secure for both livestock and children. There are footpaths and bridlepaths that offer the rider and walker instant accessibility to country lanes and paths. Shaw Mills, Burnt Yates and Ripley are on the immediate fringe of Bedlam.

Nearby Ripley offers a public house, shop and a bus route to Harrogate, Ripon and Leeds. It's car park is also a destination for drop off and collection for some of the top public preparatory schools in the area. Birstwith is a 5 minute drive away and offers a medical centre, public house, award winning shop and post office. It also has a superb primary school and highly regarded Belmont Grosvenor preparatory School plus a cricket club with a super junior section. Harrogate is a popular town that offers a wide choice of shopping opportunity, together with a whole host of bars, restaurants, and cafes that include the famous Betty's tea rooms. Harrogate also offers a wide choice of schooling opportunity in all age groups, together with a wide range of sports clubs.

Agents note - Under the terms of the 1979 Estate Agents Act we would bring your attention to the fact that the property is owned by an employee of Hopkinsons EA.

