

Floor Plan



TOTAL FLOOR AREA : 7792 sq.ft. (723.9 sq.m.) approx.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceeded from Ripley on the B6265 towards Pateley Bridge. Pass through Burnt Yates and just before entering the village of Summerbridge the property is located on the left-hand side back from the road. Please note that viewing is strictly by appointment only.

Council Tax Band 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.



£2,300,000

DOUGILL HALL, Summerbridge, Harrogate, North Yorkshire, HG3 4JR 7 Bedroom Character Property - Detached

Harrogate 10 miles, Leeds 23 miles, A1(M) 13 miles  
Dougill Hall is a charming 18th century country home that has been lovingly restored and updated to an exacting standard and features formal gardens and land extending to 5 and a half acres with a detached barn and self-contained updated annexe that offers the perfect additional family living space or rental/air b&b potential. No onward chain.



HOPKINSONS  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

Dougill Hall is a dominant and impressive listed property dating to 1722. It has been lovingly restored and cared for by the current owners and now forms a wonderfully comfortable family home with super entertaining areas and seven bedrooms. There is also a charming one-bedroom annexe known as The Old Cooling House. The property stands within AONB on the fringe of Summerbridge which is a popular lower Nidderdale village, yet only a 15-minute drive from Harrogate. Nearby there are the popular villages of Birstwith, Darley, Hampsthwaite, Ripley and the town of Pateley Bridge.

The property briefly comprises a beautiful dining room ideal for entertaining plus an elegant panelled drawing room, comfortable everyday snug and a delightful farmhouse breakfast kitchen with a link to a spacious utility room. There is a large range of storerooms, a boiler room/workshop and a useful storage cellars.

At the first floor, there is a large statement landing with three double bedrooms one currently utilised as a study plus a luxury updated house bathroom with a wide walk-in shower and free-standing bath. There is a useful walk-in airing cupboard and storage room.

On the second floor, there are useful storage cupboards on the spacious landing plus four further double bedrooms with 2 stunning luxury en-suites. There is a vaulted play area for young children. One of the bedrooms is currently utilised as a cinema room. The overall house offers just short of 5000 ft.<sup>2</sup> of living space and the independently approached "Old Cooling House" offers an updated one-bedroom apartment with an integrated kitchen offering an additional 450 ft.<sup>2</sup> of living space. There is a detached stone barn which is currently sectioned into stables and stores which provides scope subject to the necessary consent to convert into additional living space. For many, they offer useful storage areas or stables for ponies and horses. The property is approached down a shared private driveway with right of access, double garage and leading to a substantial gravelled parking area.

There are private formal well stocked lawned gardens which lie to the front of the property bordered by a stream to the east. To the west, a substantial traditional Stable block leads toward the paddocks of approximately 4 acres. A unique opportunity to buy a historic and iconic building, as featured in Country Life, set within the tranquil beauty of Nidderdale on the fringe of the Yorkshire Dales.

