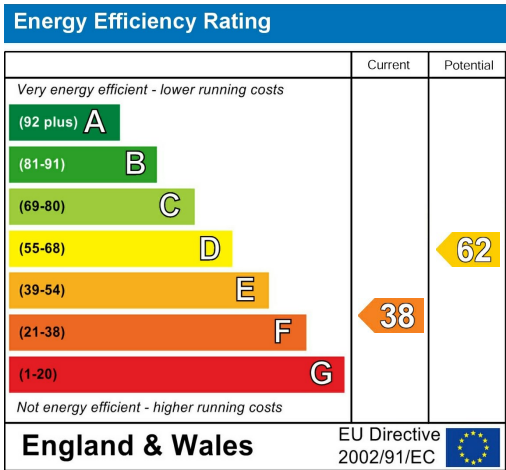




Energy Performance Certificates



Directions

Travelling on the B6165 from Ripley to Pateley Bridge after 2 miles turn left signed Whitley. Proceed for 500 yards and Whitley House is 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.



Price Guide £4,500,000

Whitley House, Whitley Lane, Clint, Nr Harrogate, 8 Bedroom House with Annexe North Yorkshire, HG3 3DL

**A SENSATIONAL CONTEMPORARY 5 BEDROOM COUNTRY MASTERPIECE WITH A FABULOUS SEPARATE COTTAGE, AND EXQUISITELY LANDSCAPED GARDENS AND GROUNDS OF 6 ACRES OVERLOOKING THE ROLLING COUNTRYSIDE VISTA.**



# HOPKINSONS

ESTATE AGENTS

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

Description

Introduction

Set within exquisitely landscaped gardens and surrounded by rolling countryside views, this Whitley House is a remarkable residence that perfectly showcases timeless character with sophisticated modern design. From the very first impression, the property radiates luxury—its handsome stone exterior complemented by striking architectural glazing and beautifully crafted terraces.

At the heart of the home lies a state-of-the-art open plan kitchen flowing seamlessly between living and entertaining spaces, framed by glass bi-folding doors overlooking the stunning countryside backdrop. The sitting room is flooded with natural light featuring exposed timber beams, and a statement designer chandelier, all gazing over a gorgeous private courtyard with mature trees and manicured planting. For the ultimate in at-home leisure, the residence features a dedicated cinema room, perfect for family film nights, and a climate-controlled wine fridge to showcase your finest vintages.

The accommodation continues across several beautifully appointed bedrooms. Each guest room is finished to an impeccable standard. The principal bedroom suite is a true sanctuary: luxuriously complete with a spacious bespoke built-in dressing room, and a sumptuous en-suite bathroom. This eco-friendly home benefits from a state-of-the-art ground source system, making it highly energy

efficient and cost-effective to run. A further highlight is Whitley House Barn; a substantial separate cottage that offers exceptional flexibility with its private driveway, garaging, and parking. Finished to the same outstanding specification as the main house, it exudes stylish living spaces, a large breakfast kitchen, a principal suite and 2 further bedrooms. Whitley House Barn boasts excellent potential as a family house, perhaps a home for your parents, or a luxurious guest quarters.

Ground Floor

Reception hall, open plan living kitchen and family room, drawing room, cinema room, snug/tv room, playroom, study, wine display room, boot room, cloaks room, w.c.

First Floor

Principal bedroom suite with walk-through dressing room, bathroom and shower room. 4 further bedrooms, two with en-suite bathrooms, and house bathroom.

Outside

Outside, the gardens are meticulously designed to provide privacy, seasonal colour, and effortless entertaining with the outdoor kitchen and terrace. Expansive terraces, elegant planting, and a charming private courtyard accessed through the living room that is dotted with mature trees and flowering creates an inviting outdoor haven. Whitley House is a work of art where cutting edge design meets refined comfort throughout every room.



Whitley House Barn

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Ground Floor

Entrance hallway, dining kitchen, living room, utility room, bedroom with en-suite bathroom, w.c

First Floor

Principal bedroom with en suite, guest bedroom, study and house bathroom.

Outside

Landscaped courtyard and garden. Private driveway with electric gates, ample parking, and double garage.

Whitley House is located only 6 miles from Harrogate

which provides excellent shopping, dining, and leisure facilities, as well as a choice of highly regarded state and independent schools. For those needing to commute, the property is well placed for transport connections. The A1(M) lies within easy reach, providing direct access to the region's major business centres. Harrogate railway station offers regular services to London Leeds and York and Leeds Bradford International Airport is also conveniently accessible.

AGENTS NOTES- JOINT SELLING AGENTS WITH CROFT RESIDENTIAL 01904 238222

