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ESTABLISHED 1992



DOUGILL HALL • SUMMERBRIDGE • LOWER NIDDERDALE • HARROGATE



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DOUGILL HALL

Summerbridge, Harrogate, North
Yorkshire HG3 4JR

*Pateley Bridge 4 miles • Harrogate 8 miles
Leeds 20 miles • A1(M) 13 miles*

**Historic early 18th century country
house with barn, stabling and land**

Entrance porch • kitchen/breakfast room •
3 reception rooms • utility room • laundry
room • boot room • store

Principal bedroom with en suite bathroom
• 6 further bedrooms • 2 further bathrooms

Annexe: sitting room • kitchen • bedroom •
bathroom

Barn: 5 stables • workshop/store • store •
first floor room

Detached double garage

Gardens and grounds • paddocks /
grassland

In all some 5 acres

For Sale Freehold



Dougill Hall (pronounced 'Dowgill') commands an elevated position with far-reaching country views across the Nidderdale Valley. Constructed for the Dougill family in 1722 - of ashlar stone under a slate roof - it was further extended in 1910. The house follows the principles of order and symmetry characteristic of early Georgian architecture and is listed as Grade II*. In recent years, it has been sympathetically restored and updated, creating an impressive family home arranged over three floors. Throughout the renovation it has retained its architectural integrity and features impressive stone elevations with mullion windows along with a wealth of internal period features. Within its five acres are formal gardens, an annexe providing ideal ancillary accommodation, a substantial two-storey barn and paddocks. The property stands within an Area of Outstanding Natural Beauty on the edge of the Yorkshire Dales National Park, only a 15-minute drive from Harrogate and four miles from the picturesque market town of Pateley Bridge.

- Detached Georgian country house with 5 acres
- 3-storey house of more than 4700 sq ft
- Beautifully restored and elegantly appointed
- Attached one bedroom annexe
- Detached stone barn, detached double garage
- Equestrian - stables and 4-acres of paddocks
- Set in an Area of Outstanding Natural Beauty
- 15 minutes' drive from Harrogate
- Convenient for major road and rail networks
- Offered for sale with no onward chain



The two elegantly proportioned reception each have a pair of tall stone mullion windows with boarded shutters that face due south across the formal gardens. The drawing room retains its original panelling, has window seats, a fireplace and column radiators. Double doors open to the dining room/reception hall, which has a stone flagged floor, two column radiators, a fine exposed ceiling beam running across its length, exposed stonework and an external panelled door to the gardens. The farmhouse kitchen/breakfast room is full of character with a timber ceiling and the original kitchen hearth now holding a Range cooker. The modern fitted kitchen includes an island unit with granite worktop, wine cooler and family-sized breakfast bar, and integrated appliances. It links to a spacious laundry/utility room. Alongside is also a range of useful store and utility rooms. A charming snug with a wooden floor and stone fireplace, and cloakroom/wc lie off the inner hall. On the first floor is a central landing with a walk-in airing cupboard and storage room, giving access to three elegantly proportioned double bedrooms and a luxurious house bathroom with a wide walk-in shower and free-standing bath. One bedroom is currently utilised as a study. On the second floor landing is a vaulted play area for young children and wall-to-wall cupboards. The principal bedroom suite has two tall stone mullion windows facing south across the garden and a luxurious en suite bathroom.

There are three further double bedrooms, one of which is currently utilised as a cinema room. On the northern wing of the house is a self-contained annexe, 'The Old Cooling House'. This one-bedroom apartment offers an additional 416 sq ft of living space. It includes a fully equipped kitchen with integrated AEG appliances, a double bedroom, bathroom and

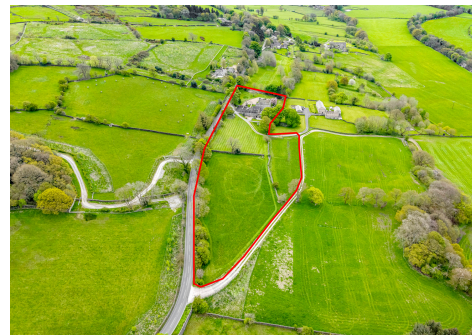
sitting room. It is ideal for use as a holiday let.

Outside

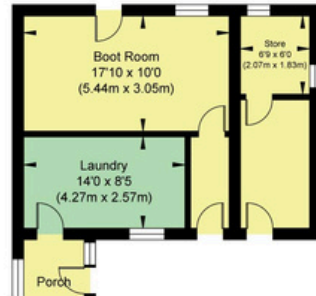
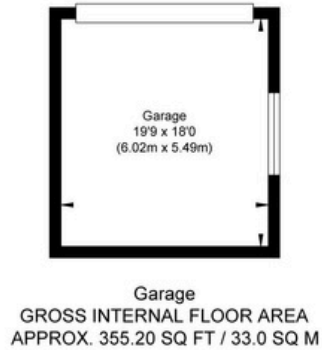
The property is approached down a private tarmacadamed drive with right of access. It passes a detached double garage and leads to a parking area abutting the house. The house is set on over an acre of gardens and grounds. The beautiful south-facing walled garden is predominantly lawned with mature shrubs and trees and a large area of paved and gravel terracing. The stone barn is currently divided into five stables, a workshop and store. This detached building provides scope to convert into additional living space, subject to the necessary consents. The grassland/paddocks lie to the north of the property and are enclosed by dry stone walls. In total they extend to some four acres.

Environs

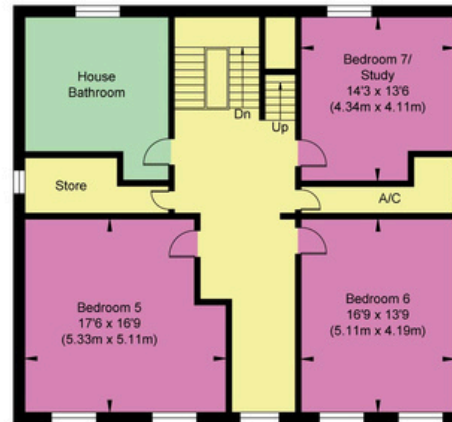
The highly regarded village of Summerbridge includes a family-run convenience store, a primary school, tea rooms, a church and church hall with a greater range of amenities found in nearby Pateley Bridge and Harrogate. Nearby Harrogate is one of the most prosperous towns in the country, offering outstanding shopping, leisure and cultural facilities as well as superb schooling and a railway station.



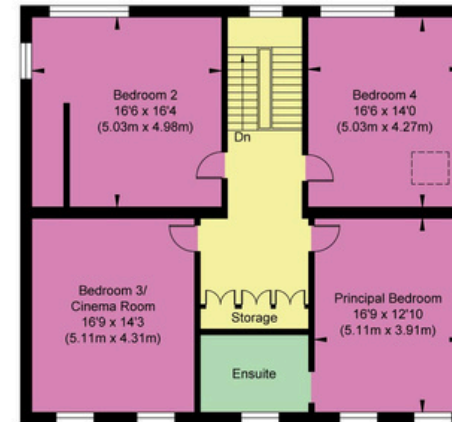
Dougill Hall, Summerbridge, Harrogate, HG3 4JR



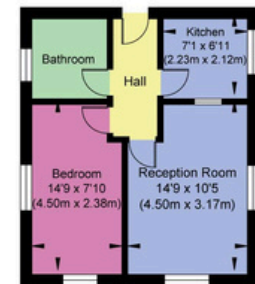
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1729.76 SQ FT / 160.70 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1283.05 SQ FT / 119.20 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1283.05 SQ FT / 119.20 SQ M



The Old Cooling House
GROSS INTERNAL FLOOR AREA
APPROX. 416.56 SQ FT / 38.70 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5,068 SQ FT / 470.80 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: Exempt as Grade II* Listed

Council Tax Band: G

Services & Systems: Mains electricity and water. Private drainage. Oil-fired central heating. Cottage: Electric central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

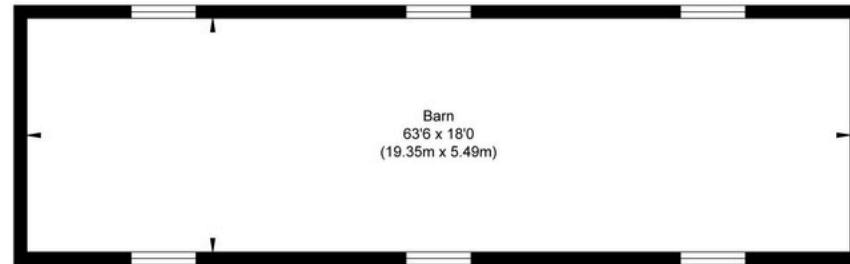
Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

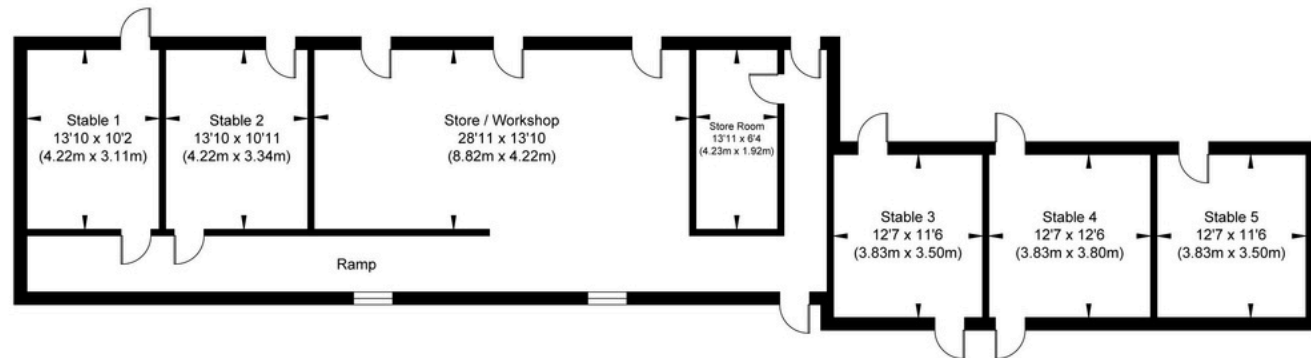
Local Authority: North Yorkshire Council www.northyorks.gov.uk

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. What3words [///scrolled.fuels.dinner](https://www.what3words.com/)

Dougill Hall, Summerbridge, Harrogate, HG3 4JR



Barn First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1143.12 SQ FT / 106.20 SQ M



Barn Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1581.26 SQ FT / 147.0 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,724 SQ FT / 253.20 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Particulars: 2022,2023 & 2024, particulars 2023



City

Country

Coast