



**ROCK HALL, NIDD,
NR. HARROGATE**

**£750,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A substantial country house located on the fringe of Ripley, with Harrogate a short distance away.

The property, now in need of full renovation, truly requires an internal inspection to appreciate the vast potential to create a fabulous family home, set amidst approximately 6.13 acres (2.48 hectares) of grazing and woodland with river frontage.

The attached workshops had a former consent to convert into a five bedroom property, which would now need to be re-applied for. Alternatively further accommodation could be created for the main house - subject to the usual consents.

The property currently comprises: Entrance Hall, cloakroom with wc, living room, conservatory, dining room, breakfast kitchen, pantry, study, family room and utility room. To the first floor are four double bedrooms, en-suite bathroom, dressing room and house bathroom.

4 BEDROOMS

3 RECEPTION ROOMS

2 BATHROOMS

COUNCIL TAX: G

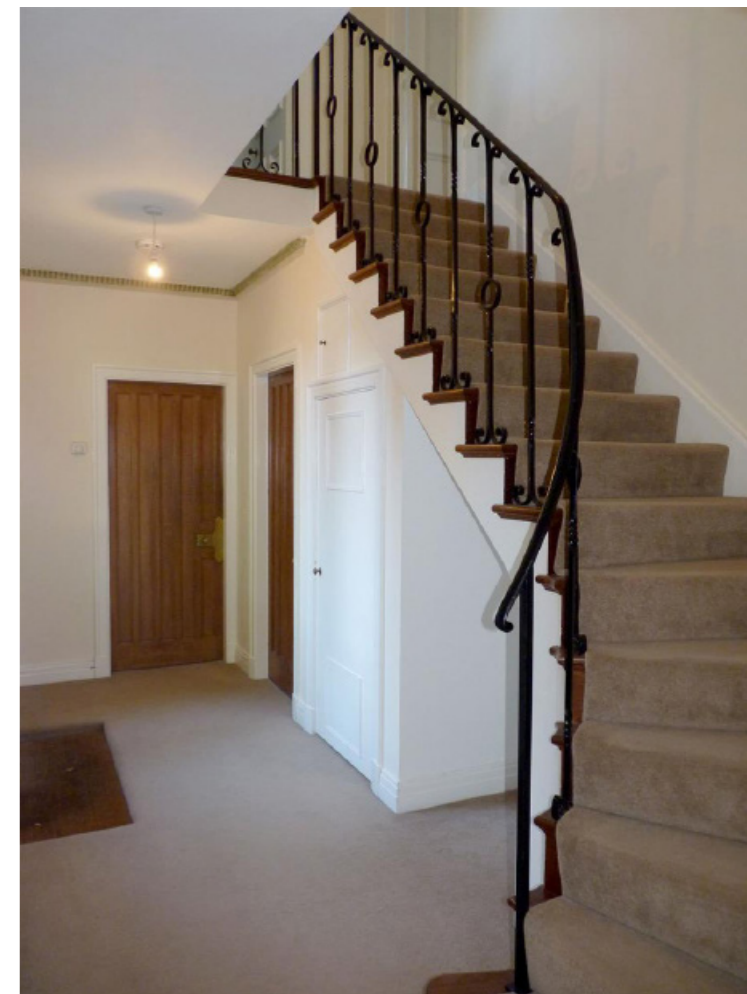
ENERGY RATING: E

TENURE: FREEHOLD

AGENT'S NOTE

The property is being sold with covenants, in favour of The Mountgarret Estate, over additional buildings and additions - further details on request.

There is also an access agreement with The Old Farmhouse and the large agricultural building which is hidden away and shown on the plan in yellow.





OUTSIDE

The property is approached via a carriageway drive and has formal gardens, enclosed flagged patios and extensive parking. There are far reaching views and woodlands with embankments. Set amidst approximately 6.13 acres (2.48 hectares) of grazing woodland and river frontage, located on the fringe of Ripley, with Harrogate a short distance away.

Cycle and Pathways - There are cycleways and pathways across the old rail embankment which are adopted and form part of the Nidderdale cycleway, giving traffic free access to both Harrogate and the Yorkshire Dales. Cycle and pathway shown on map.

Services - Mains electricity, septic tank and water via a private supply.

DIRECTIONS - HG3 3BB

From Harrogate take the Ripon Road and at the south Ripley roundabout take the B6165 towards Knaresborough. After less than half a mile the double gated EXIT from Rock Hall is seen on the right THE ENTRANCE to Rock Hall a short distance up the hill on the right hand side.

APPROXIMATE DISTANCES

Town Centre	3 miles
Railway Station	3 miles
Bus Route	750 metres
Airport	15 miles



THE MANOR HOUSE

GROUND FLOOR

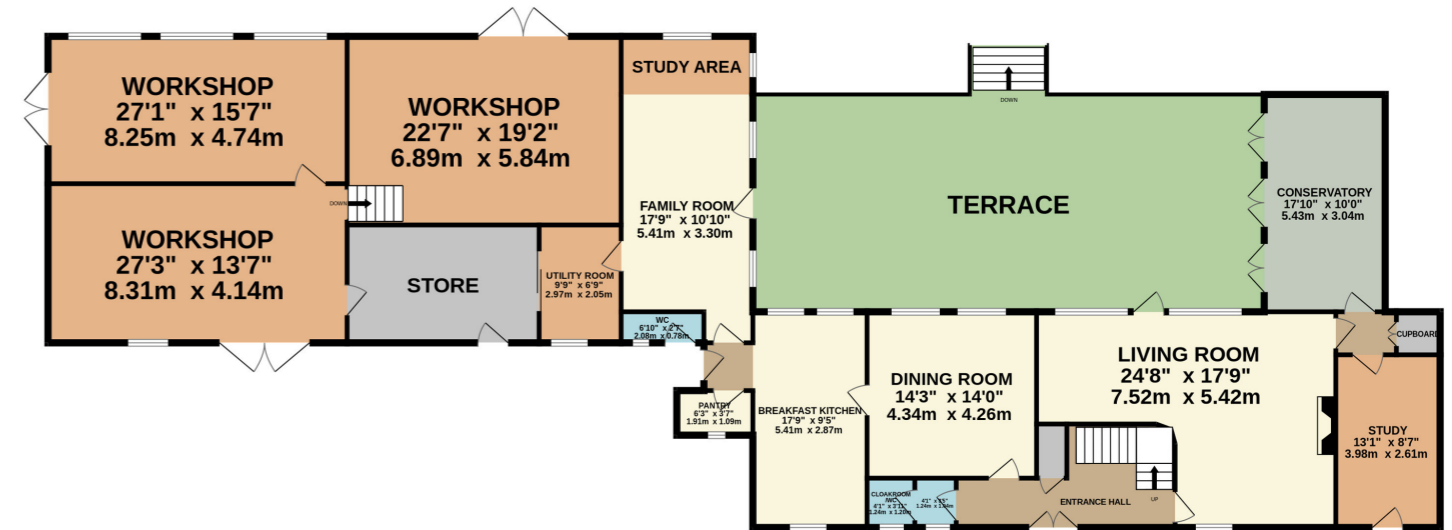
Entrance Hall	18'1" x 8'6"
Cloakroom with wc	3'11" x 4'1"
Living Room	24'8" x 17'9"
Conservatory	17'10" x 10'
Dining Room	14'3" x 14'
Breakfast Kitchen	17'9" x 9'5"
Pantry	6'3" x 3'7"
Study	13'1" x 8'7"
Family Room	17'9" x 10'10"
Utility Room	9'9" x 6'9"

FIRST FLOOR

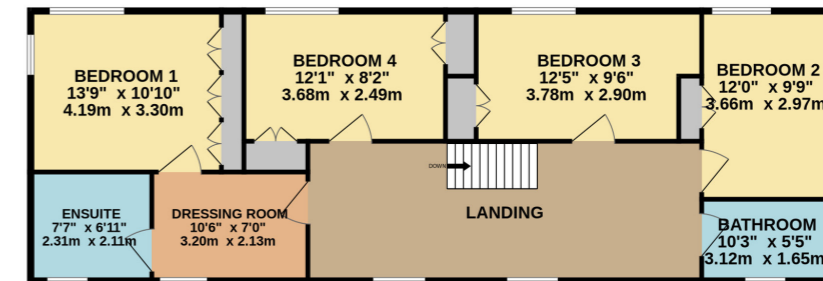
Landing	20'4" x 8'6"
Bedroom One	13'9" x 10'10"
Dressing Room	10'6" x 7'
En-suite Bathroom	7'7" x 6'11"
House Bathroom	9'6" x 7'1"
Bedroom Two	12' x 9'9"
Bedroom Three	12'5" x 9'6"
Bedroom Four	12'1" x 8'2"



GROUND FLOOR
2687 sq.ft. (249.6 sq.m.) approx.



1ST FLOOR
1473 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 4160 sq.ft. (386.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

WORKSHOPS

- Workshop 27'1" x 15'7"
- Workshop 27'3" x 13'7"
- Workshop 22'7" x 19'2"
- Store 15'10" x 9'9"

