



GLASSHOUSES MILL

NIDDERDALE

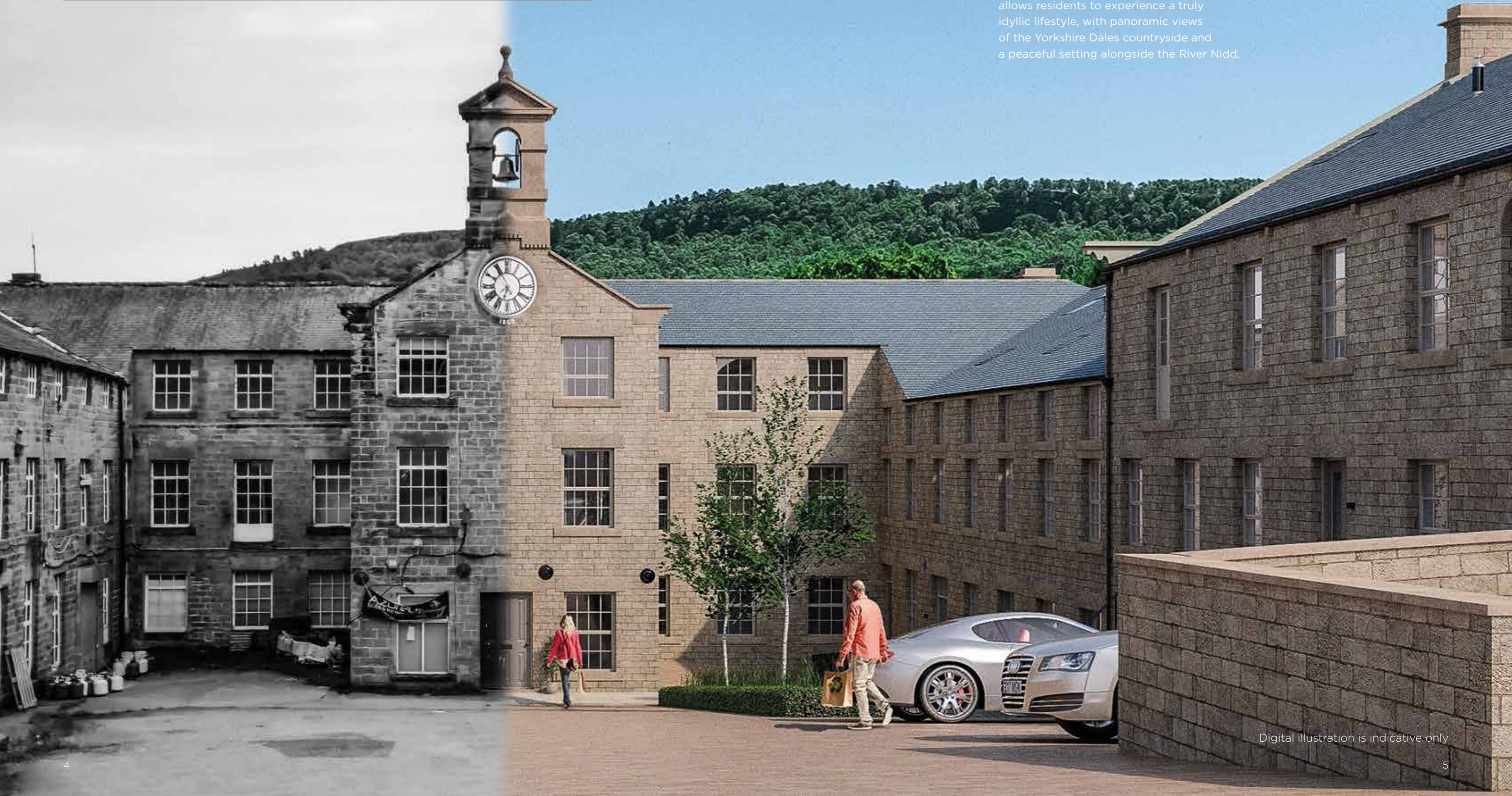


Artistic impression is indicative only

WELCOME TO GLASSHOUSES MILL

Newby is proud to present Glasshouses Mill. This charming 19th century mill has been carefully transformed into an outstanding collection of luxury apartments, cottages and houses.

Its location in the heart of Nidderdale allows residents to experience a truly idyllic lifestyle, with panoramic views of the Yorkshire Dales countryside and a peaceful setting alongside the River Nidd.



NEW LIFE IN A TIMELESS SETTING

The central courtyard, enclosed by original buildings and crowned by the landmark clock tower, forms the heart of Glasshouses Mill and vividly evokes a sense of the past. Built in local stone, typical of the industrial buildings of its era. The River Nidd, once a source of power for the mill, flows serenely by, a soothing backdrop in both sight and sound.

Newby has given this local landmark a new lease of life, conserving as much of the original fabric as possible.

Any additions are sympathetic to the existing buildings, including a natural slate roof and bespoke sash windows. We are also incorporating some of the surviving features into imaginatively designed garden areas where residents can relax and enjoy the scenic surroundings.

The end result is a truly delightful and unique range of homes with a true sense of identity.



Digital illustration is indicative only



HERITAGE RETOLD



In the early 19th century the Nidd Valley was discovered to be the ideal location for cotton and flax mills. Glasshouses Mill was built around 1812, first for producing cotton, and later flax.

The mill was run by the Metcalfe family from 1828 onwards, and was a prosperous business that employed around 250 people. The Metcalfes were said to be model employers and benefactors, and ran Glasshouses Mill until the end of the 19th century.

Around this time, production switched to hemp spinning and rope making. It is said that the mill supplied rope used on the ill-fated Titanic.

Over the years, many additions were made to Glasshouses Mill, but its central range, with the iconic clock tower, is one of the oldest surviving parts. Today, the mill is a Grade II listed building and remains a magnificent structure.



REFLECTING ON OUTSTANDING NATURAL BEAUTY

Glasshouses is part of the Yorkshire Dales, a region of majestic, sweeping moorland and an Area of Outstanding Natural Beauty. The village has its own beautiful features, such as Glasshouses Dam, which was created along the River Nidd to supply water for the mill and is a tranquil habitat for an abundance of natural wildlife such

as birds and otters. A footpath runs alongside the dam and much of the river bank, ideal for leisurely walks. Glasshouses is also very close to the Nidderdale Way, centred on the neighbouring town of Pateley Bridge and offering keen walkers and cyclists 53 miles of natural beauty to admire.



Glasshouses Dam

Glasshouses Community Primary School

River Nidd

PHASE 1

Café and Shop

PHASE 2

Cricket Ground

Digital illustration is indicative only

VILLAGE LIFE



Glasshouses Mill is situated in the heart of Glasshouses village, where you'll find all that you need for a tranquil, country based way of life. It has all a village should have: a pub, village hall, cricket club and primary school. There are strong community bonds too; residents gather on the village green for events such as the

May Day celebration, Last Night of the Proms party and Christmas carol singing.

As part of the main mill restoration, there will also be a village shop and café on the lower ground floor, with views over the river and fields, further adding to the amenities of the Glasshouses village.

WILD AT HEART

Nidderdale is just one part of the vast Yorkshire Dales and an Area of Outstanding Natural Beauty in its own right. For those who love outdoor life and exhilarating rural scenery, this is a truly inspiring location. If you enjoy hiking, biking and horse riding, there are countless paths to follow, including The Nidderdale Way and The Six Dales Trail, both of which pass close to Glasshouses.

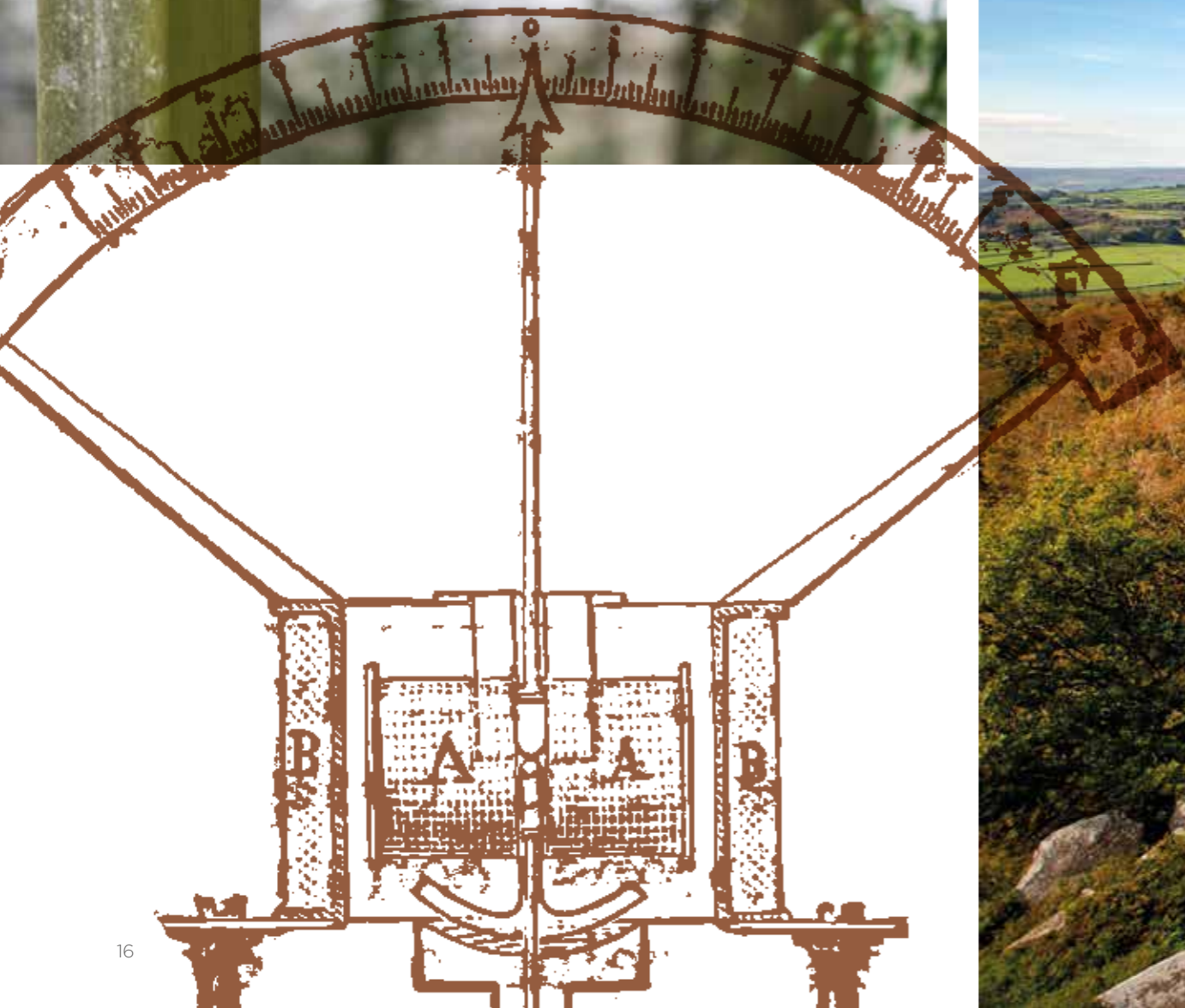
Nature is wet as well as wild at Gouthwaite Reservoir, a nature reserve which attracts a wide range of wetland birds. Its gently sloping banks are perfect for leisurely walks or bike rides, with the opportunity to do a little bird-watching as you go.

Brimham Rocks is another dramatic proposition; a collection of rock formations formed by erosion during the last glacial period, creating unusual and impressive

shapes. Whether you're climbing or simply looking, it really is a spectacular sight.

How Stean Gorge is another feature that's been shaped by the elements into a deep ravine where you can try gorge walking, caving and abseiling.

If all of this sounds a little extreme, the evocative beauty of Studley Royal and Fountains Abbey is a more tranquil alternative.





THE CHARM OF PATELEY BRIDGE

Just along the road from Glasshouses is Pateley Bridge, a market town which was voted 'Best Place To Live' by the Sunday Times in 2017 and 2018.

Pateley Bridge is a fantastic destination to get fresh local produce each and every day, within one mile of Glasshouses Mill. It is characterised by its steep high street of stone

houses and shops, and a central green with a traditional bandstand.

Local businesses include two award winning traditional butchers, cosy pubs and cafés, and for those with a sweet tooth, the officially recognised World's Oldest Sweet Shop, established in 1827. Local history buffs will like Nidderdale

Museum, where evocative recreations of bygone times are displayed.

Pateley Bridge has a strong arts and crafts reputation, with many small workshops producing covetable glass, sculpture and jewellery. It's also the location for the Nidderdale Agricultural Show, one of the main events of late summer, often

attracting crowds of 20,000 people.

This is exhilarating riding country, and there are numerous equestrian centres which cater for all levels of horsemanship, from a gentle weekend hack to competitive jumping and dressage. One riding school close to Glasshouses is Bewerley Riding Centre in Pateley Bridge.

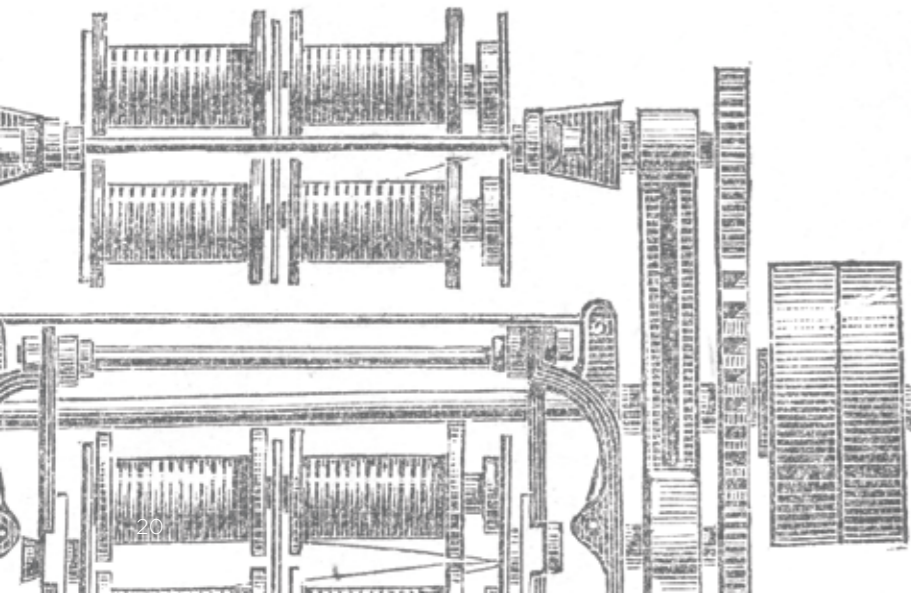
TOWN AND CITY LIFE

You don't have to travel far to find a wealth of amenities supplied by Yorkshire's 'Golden Triangle', encompassing Harrogate, York and Leeds.

Harrogate is a spa town with a reputation for taste and sophistication. Here, you can dine in elegant style at The Ivy, feast on pan-Asian cuisine at The Orchid, or indulge in silver service tea and cakes at Betty's. It has several delightful shopping areas to explore, and a lively arts scene, centred on the Royal Hall, Harrogate Theatre and the Studio Theatre.

If you appreciate history and architecture, York is endlessly fascinating. It's magnificent Minster and its ancient walls are the best known attractions, but it's also a great destination in its own right for shopping, dining and sightseeing.

Leeds is a dynamic city and the UK's largest legal and financial centre outside London. Many major companies have a presence there, creating a diverse and strong economy. It's also a hub for shopping – famous for having the first Harvey Nichols outside London – and its centre boasts over 1,000 shops, with many luxury brands to be found in the Victoria Quarter.



Harrogate

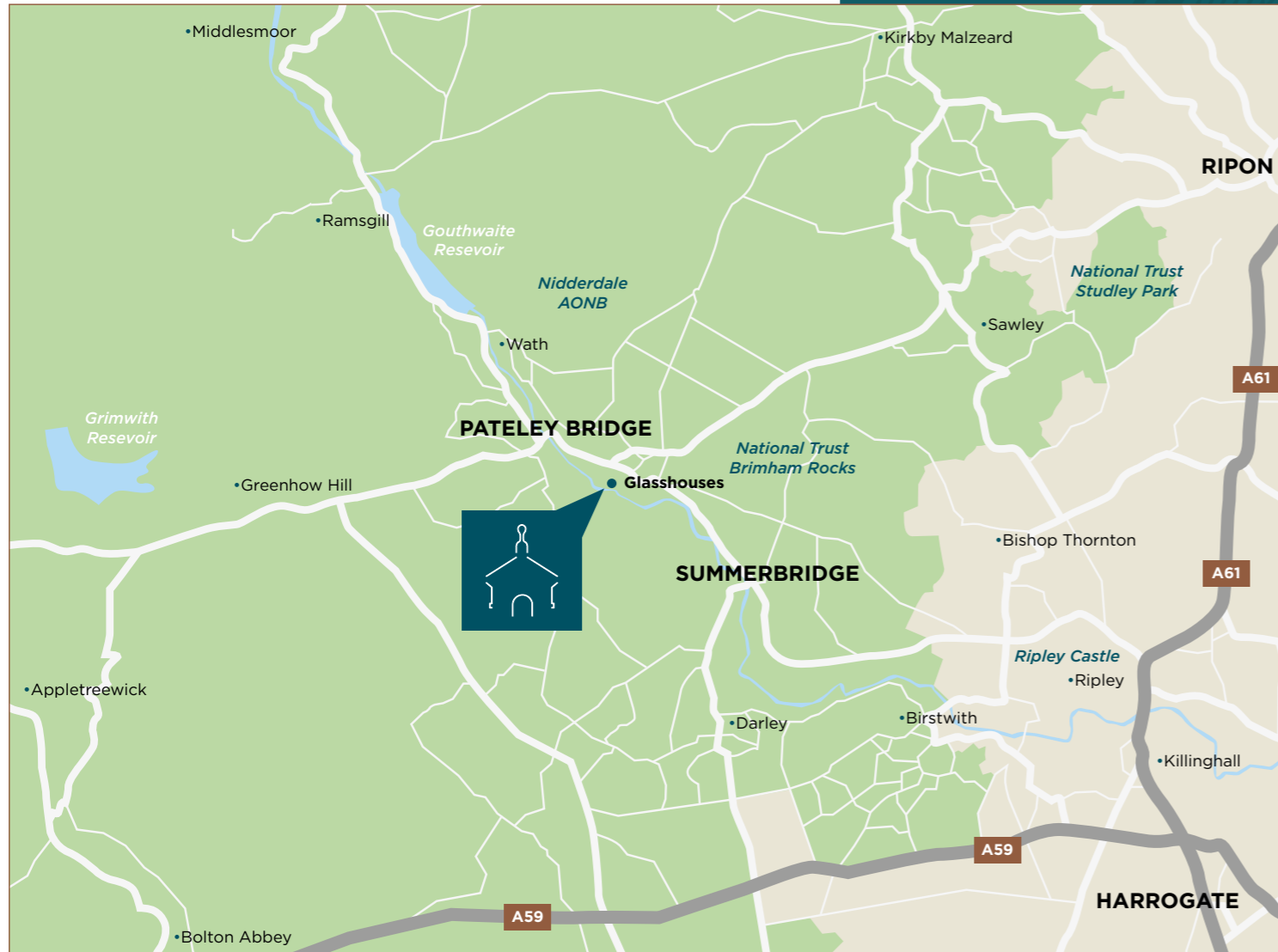


York



Leeds

CONNECTIONS



BY RAIL FROM HARROGATE

- Leeds - 38 mins
- York - 40 mins
- Edinburgh Waverley - 3 hrs 13 mins
- London - 2 hrs 43 mins

BY CAR

- Bewerley Riding Centre - 3 mins
- Pateley Bridge - 4 mins
- Brimham Rocks - 9 mins
- Gouthwaite Reservoir - 11 mins
- Stump Cross Caverns - 12 mins
- Fountains Abbey & Studley Royal - 17 mins
- Ripley Castle - 17 mins
- How Stean Gorge - 20 mins
- Ripon - 21 mins
- Harrogate - 26 mins
- Leeds - 56 mins
- York - 1 hr

NEARBY AIRPORTS

- Leeds Bradford Airport - 38 mins
- Newcastle Airport - 1 hr 41 mins
- Manchester Airport - 1 hr 46 mins

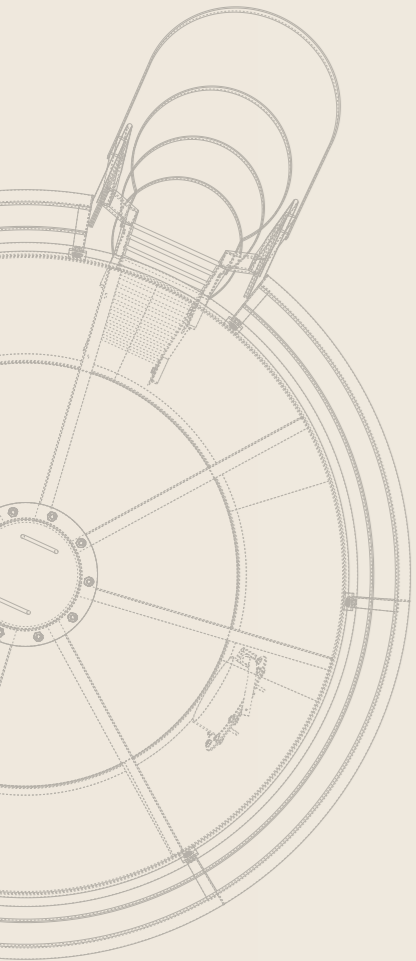
Driving times source: Google maps September 2019.
Train times source: National Rail Enquiries September 2019.

OUR HOMES



SITEPLAN

- Glasshouses Mill
- Pug Mill
- Mechanics Shop
- Café/Shop



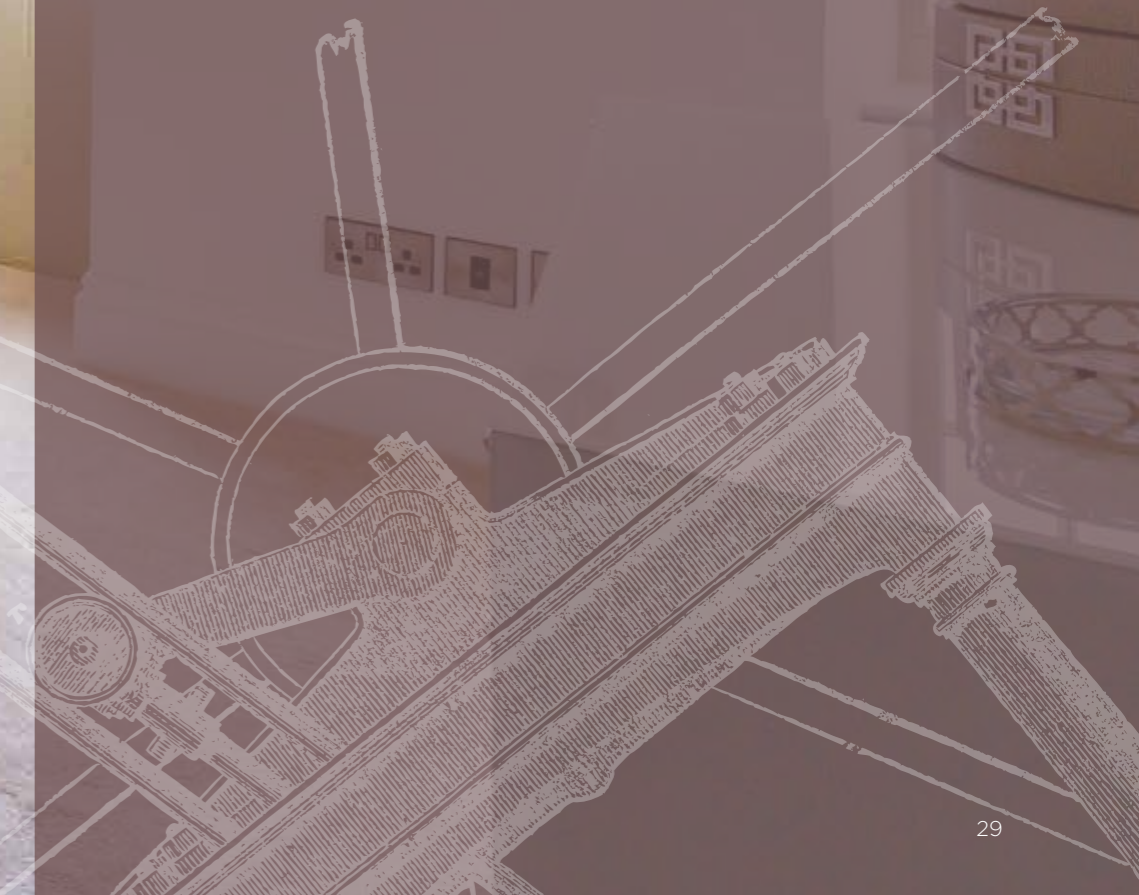


2 BEDROOM COTTAGES

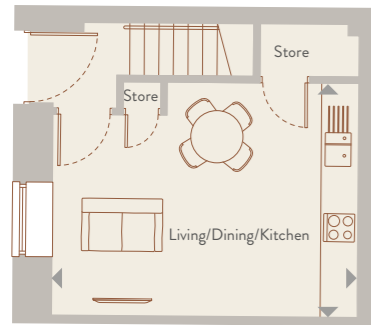
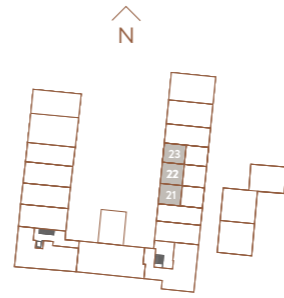
Homes: 21, 22, 23, 27, 28, 29, 30, 31, 32

The 2 bedroom homes include cottages in the main mill, the Mechanics Shop and the Pug Mill. The cottages in the main mill are spread generously over three floors, with exposed beams showing off the character of this unique building. Both bedrooms feature their own bathroom and many come complete with private outdoor space. The homes in the Mechanics Shop have extensive views over the Nidd Valley and the existing doors and window openings have been retained.

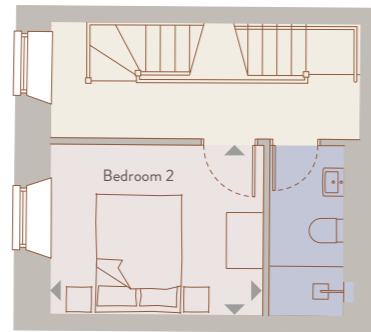
The original stonework within the Pug Mill has been reinstated, with natural weathered oak boarding and heritage windows creating a characterful stand-alone home.



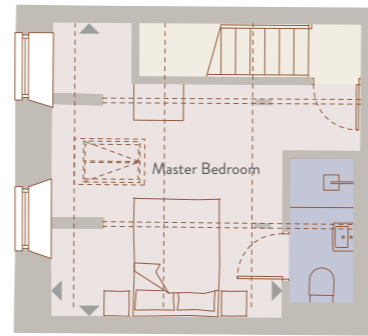
2 BEDROOM COTTAGES



Ground Floor



First Floor



Second Floor

COTTAGE 21

Living/Dining/Kitchen 16'2" x 10'9"

Bedroom 2 11'7" x 6'10"

Master Bedroom 13'10" x 12'0"

COTTAGE 22

Living/Dining/Kitchen 16'2" x 12'4"

Bedroom 2 11'3" x 9'0"

Master Bedroom 15'6" x 12'4"

COTTAGE 23

Living/Dining/Kitchen 16'2" x 10'9"

Bedroom 2 11'3" x 7'11"

Master Bedroom 13'10" x 12'0"



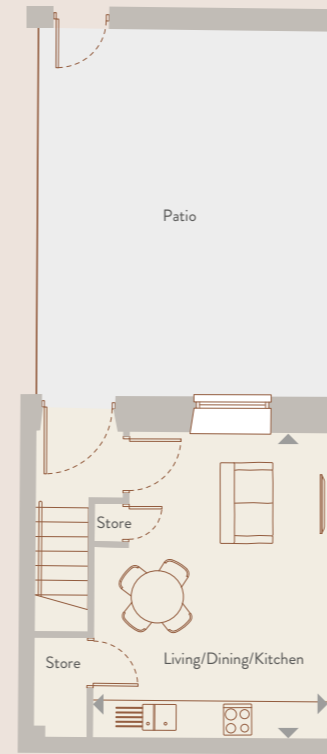
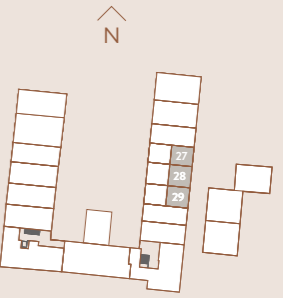
Cottage 21



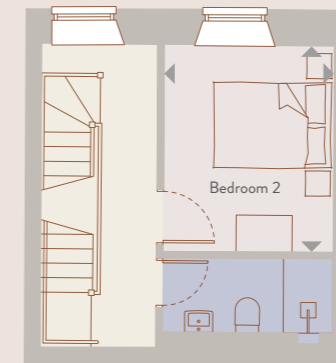
Cottage 22



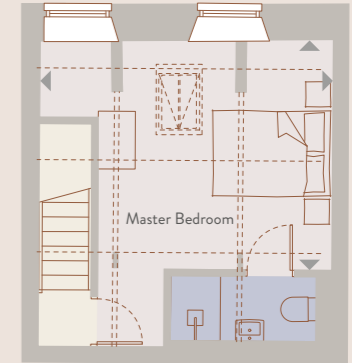
Cottage 23



Ground Floor



First Floor



Second Floor

COTTAGE 27

Living/Dining/Kitchen 16'2" x 10'9"

Bedroom 2 10'11" x 7'11"

Master Bedroom 15'0" x 11'11"

COTTAGE 28

Living/Dining/Kitchen 16'2" x 12'4"

Bedroom 2 10'11" x 9'0"

Master Bedroom 15'6" x 12'3"

COTTAGE 29

Living/Dining/Kitchen 16'2" x 10'9"

Bedroom 2 11'3" x 6'10"

Master Bedroom 13'10" x 11'9"



Cottage 27

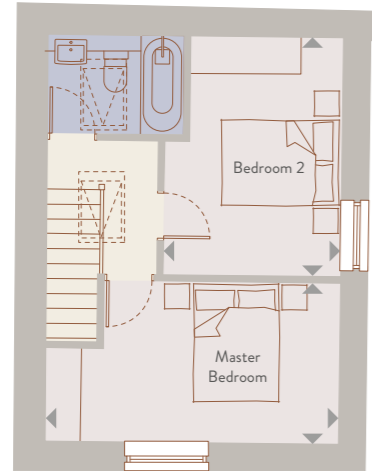
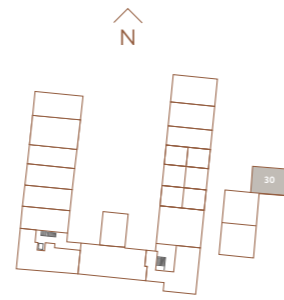


Cottage 28



Cottage 29

2 BEDROOM COTTAGES



First Floor

PUG MILL 30

First Floor

Master Bedroom 15'7" x 8'6"

Bedroom 2 12'8" x 9'4"

Ground Floor

Living/Dining/Kitchen 21'6" x 15'7"



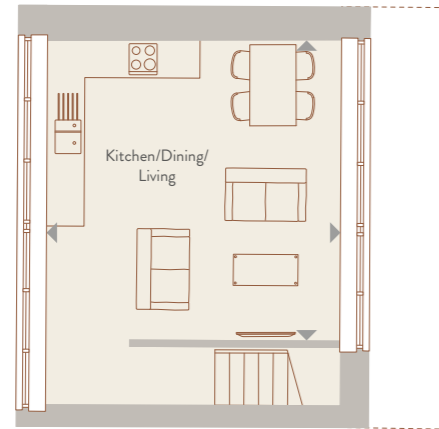
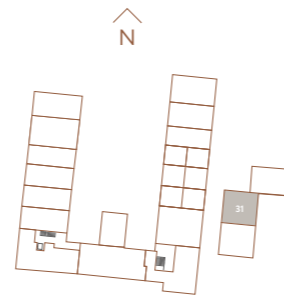
Ground Floor



Pug Mill 30



2 BEDROOM COTTAGES



First Floor

MECHANICS SHOP 31

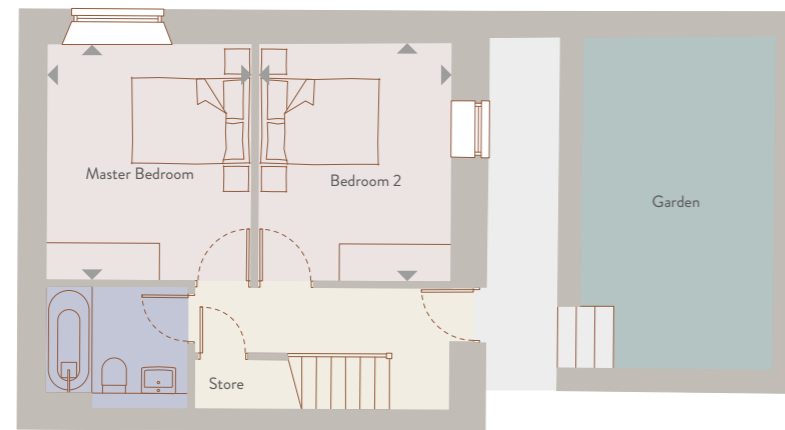
First Floor

Kitchen/Dining/Living 19'3" x 15'7"

Ground Floor

Master Bedroom 12'6" x 10'10"

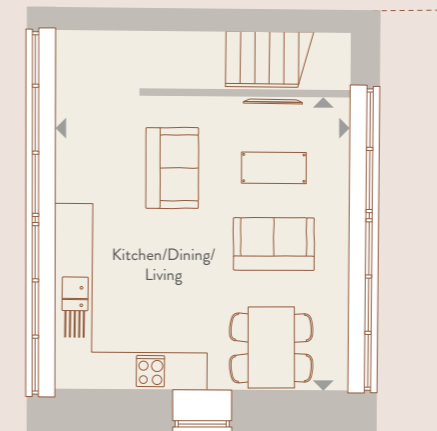
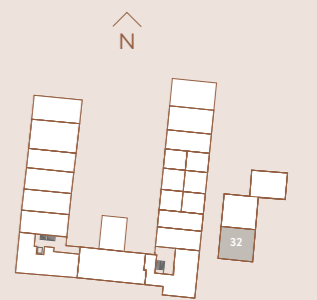
Bedroom 2 12'7" x 10'3"



Ground Floor



Mechanics Shop 31



First Floor

MECHANICS SHOP 32

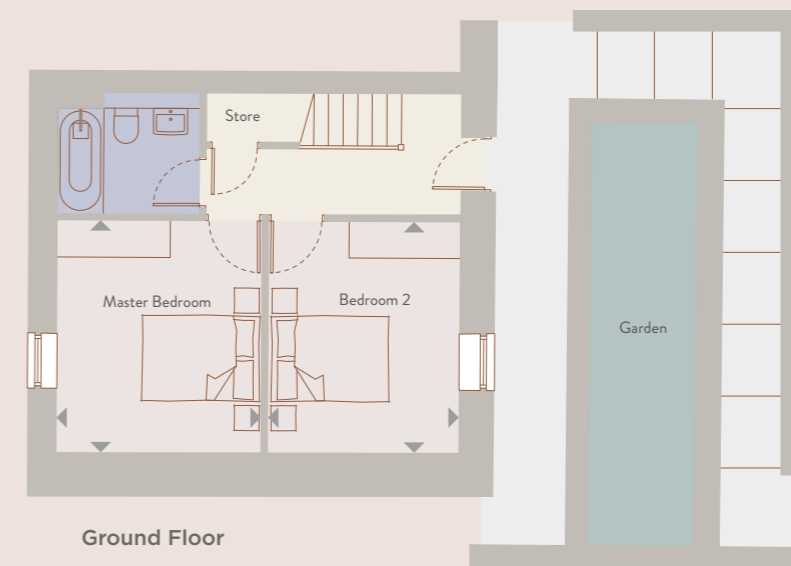
First Floor

Kitchen/Dining/Living 19'1" x 15'7"

Ground Floor

Master Bedroom 12'4" x 10'10"

Bedroom 2 12'3" x 10'1"



Ground Floor



Mechanics Shop 32



3 & 4 BEDROOM HOUSES

Homes: 1, 2, 3, 4, 5, 6, 24, 25, 26

Created from grand spaces within the original mill, these wonderful homes have retained a number of original features including the stunning exposed beams. Offering spacious living areas over three or four floors in a classic townhouse style, each home also boasts a secluded garden and generous outdoor space.

3 BEDROOM HOUSES

THE SCHOOL HOUSE

Second Floor

Gallery 18'9" x 17'6"

First Floor

Master Bedroom 17'4" x 9'5"

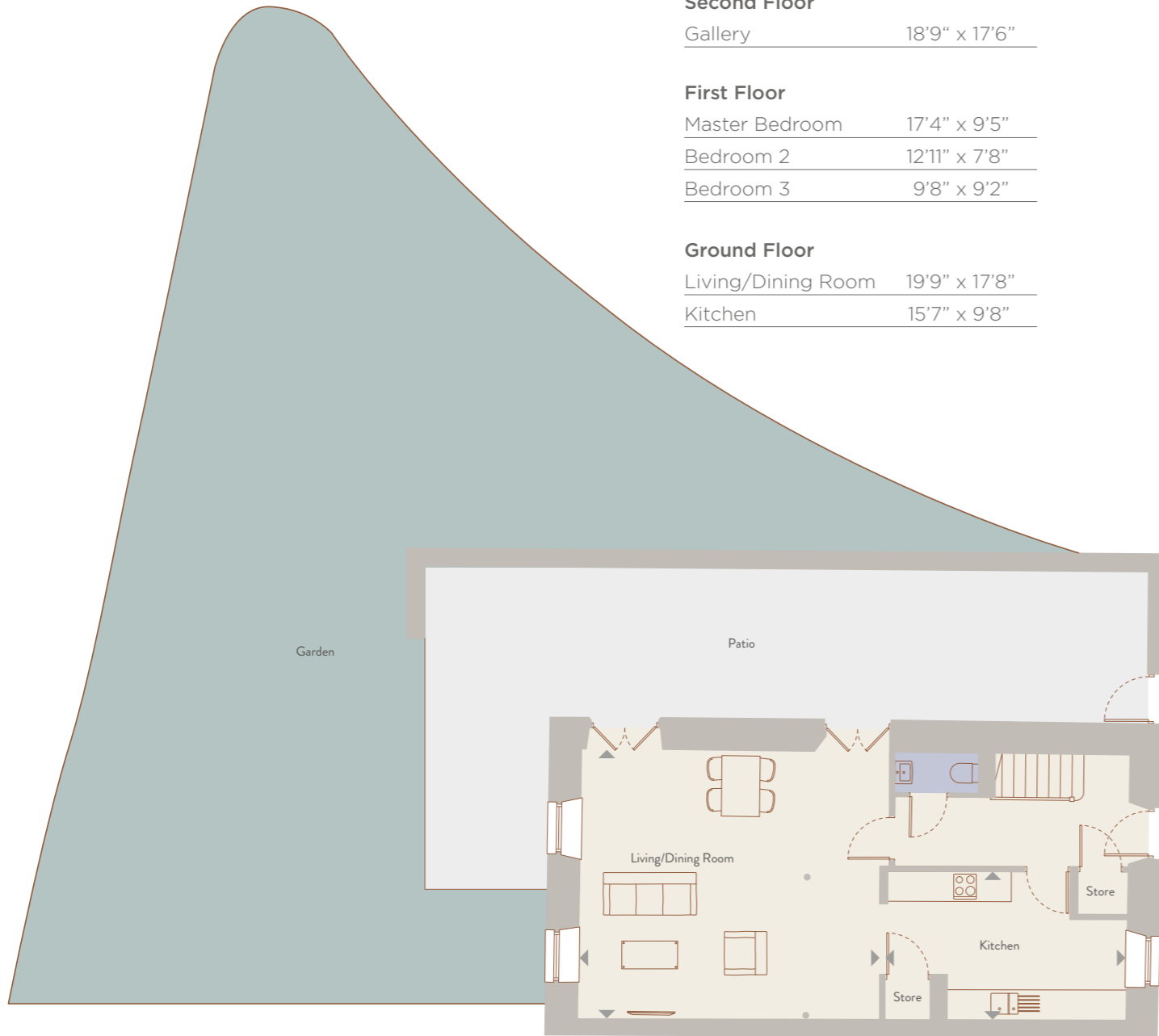
Bedroom 2 12'11" x 7'8"

Bedroom 3 9'8" x 9'2"

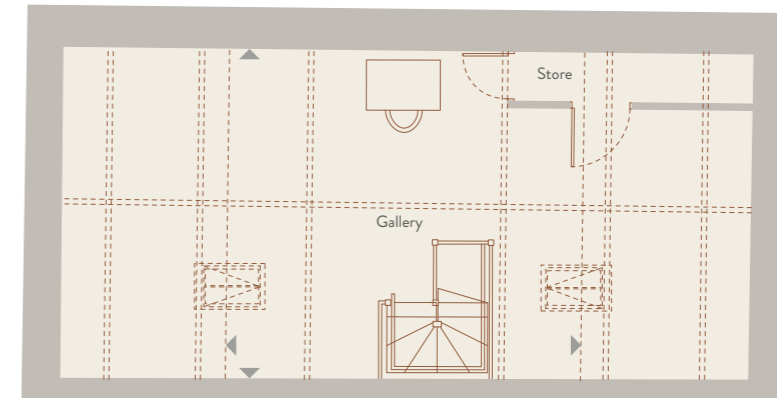
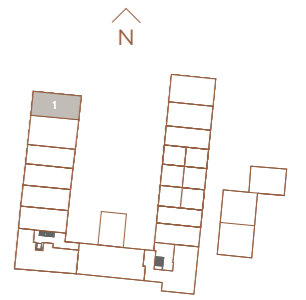
Ground Floor

Living/Dining Room 19'9" x 17'8"

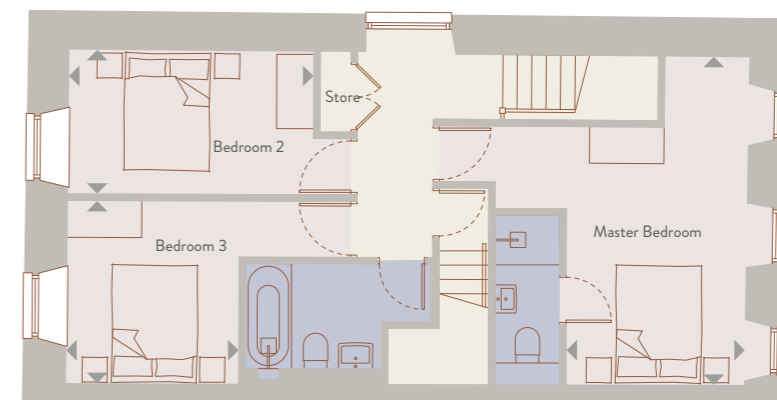
Kitchen 15'7" x 9'8"



Ground Floor



Second Floor

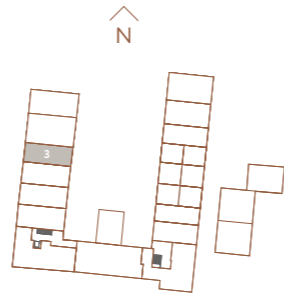


First Floor



The School House

3 BEDROOM HOUSES



HOUSE 3

Second Floor

Bedroom 3 18'9" x 14'6"

First Floor

Master Bedroom 14'2" x 9'6"

Bedroom 2 14'5" x 9'3"

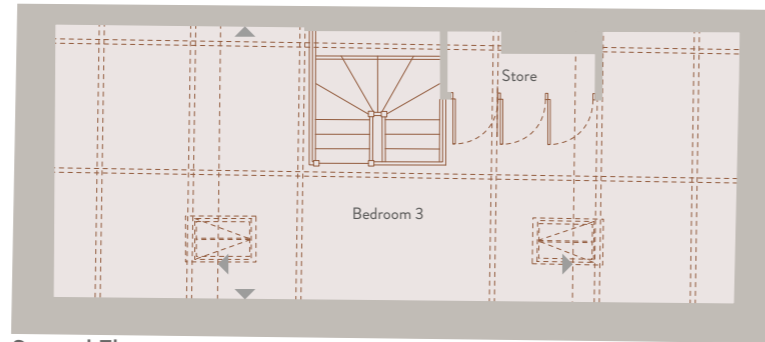
Ground Floor

Living Room 14'2" x 12'9"

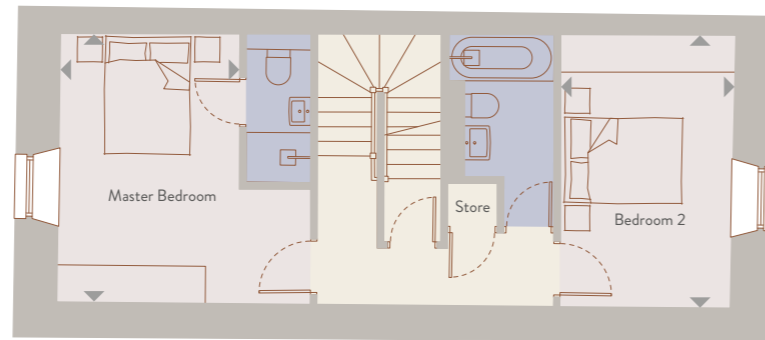
Dining/Kitchen 15'3" x 14'2"

Lower Ground Floor

Snug 15'8" x 7'11"



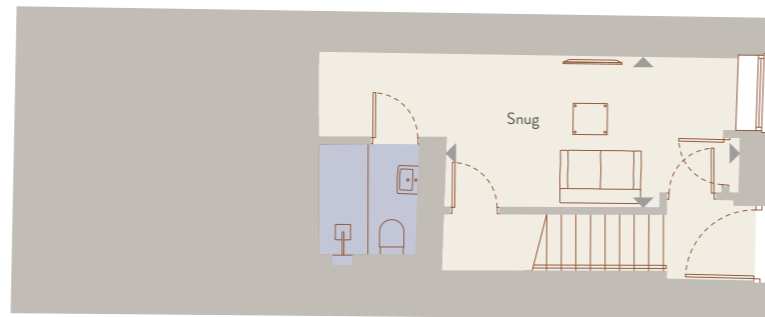
Second Floor



First Floor



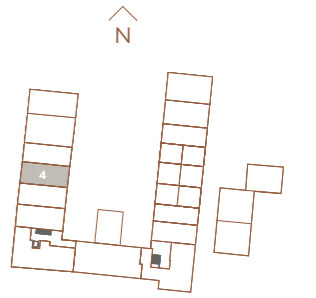
Ground Floor



Lower Ground Floor



House 3



HOUSE 4

Second Floor

Bedroom 3 29'2" x 15'2"

First Floor

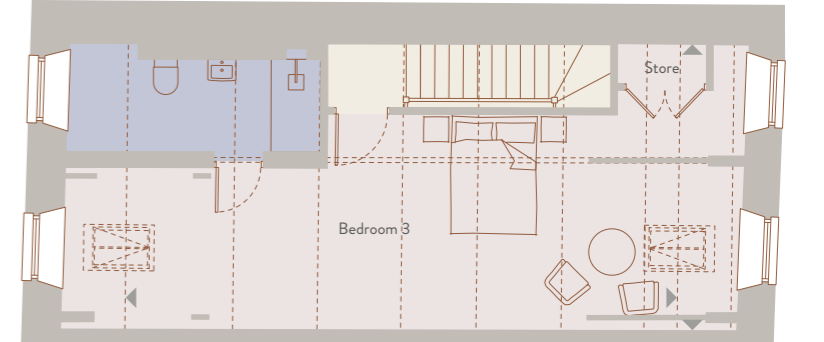
Master Bedroom 15'3" x 14'10"

Bedroom 2 15'2" x 9'10"

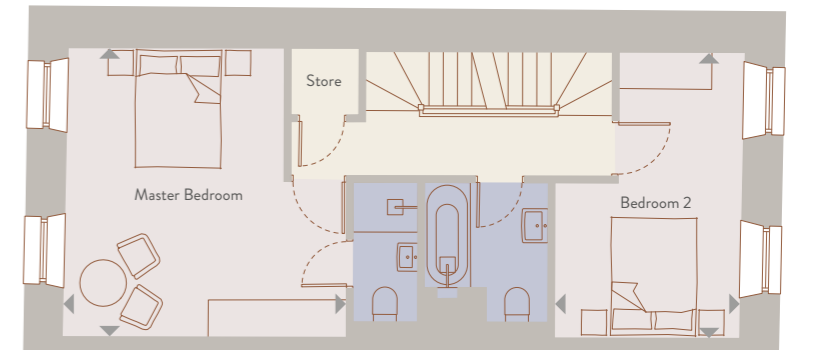
Ground Floor

Living/Dining Room 21'7" x 15'3"

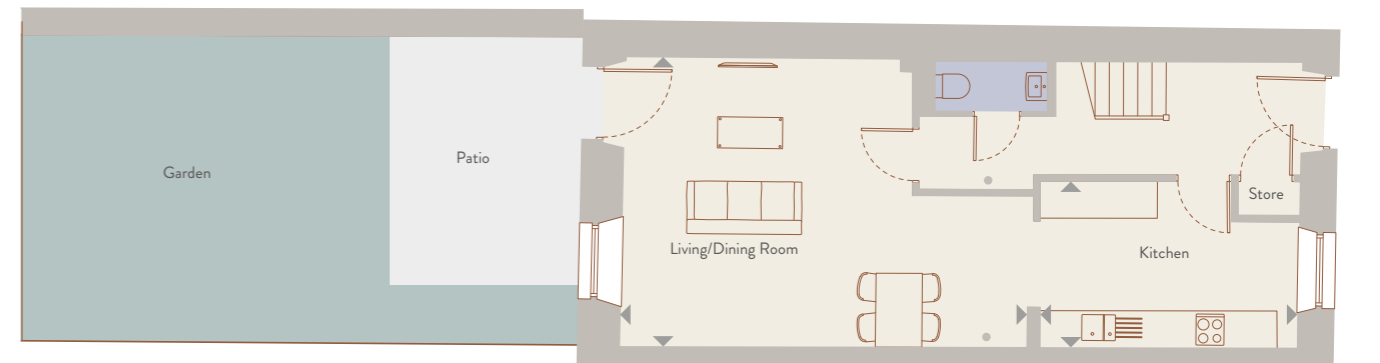
Kitchen 13'7" x 8'10"



Second Floor



First Floor

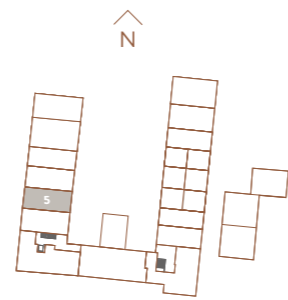


Ground Floor



House 4

3 BEDROOM HOUSES



HOUSE 5

Second Floor

Bedroom 3 29'2" x 15'7"

First Floor

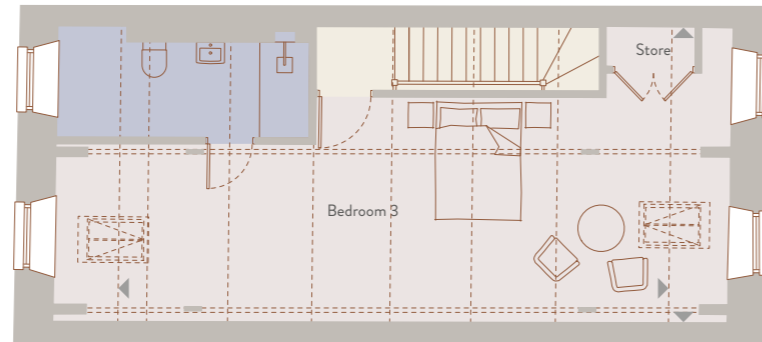
Master Bedroom 15'7" x 14'8"

Bedroom 2 15'7" x 10'1"

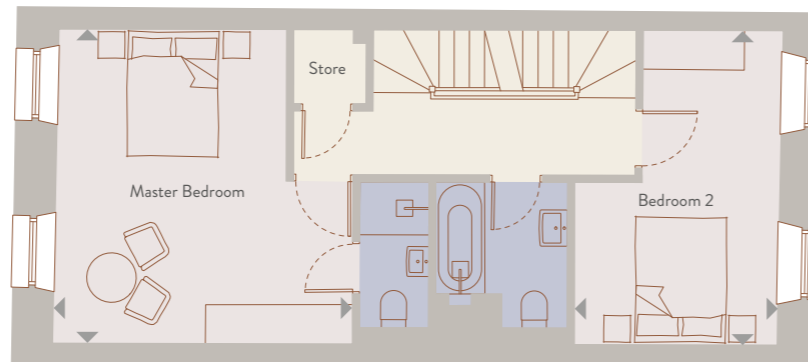
Ground Floor

Living/Dining Room 21'6" x 15'7"

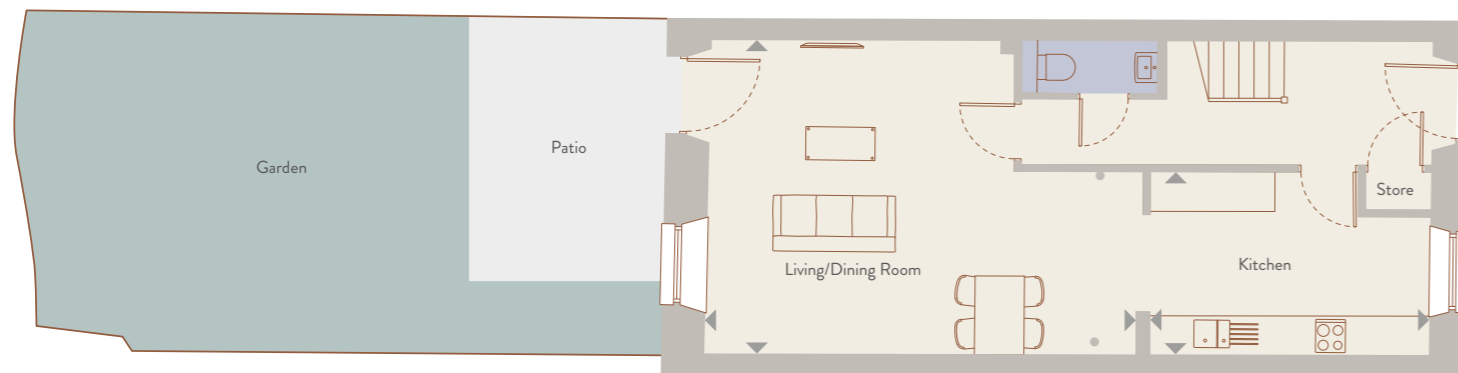
Kitchen 13'11" x 9'1"



Second Floor



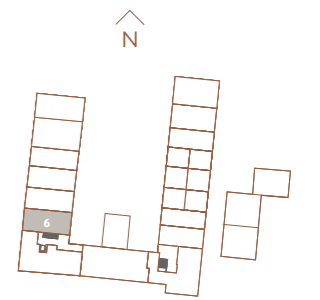
First Floor



Ground Floor



House 5



HOUSE 6

Second Floor

Bedroom 3 29'2" x 15'8"

First Floor

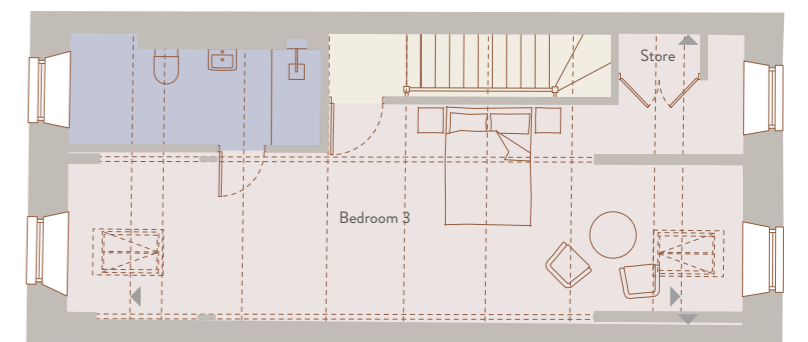
Master Bedroom 15'4" x 15'0"

Bedroom 2 15'8" x 10'1"

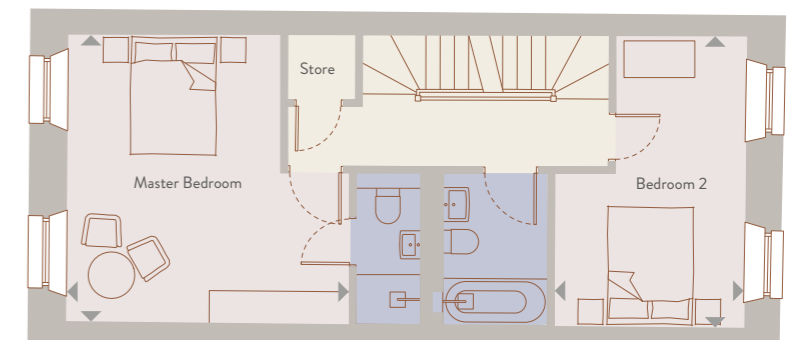
Ground Floor

Living/Dining Room 21'7" x 15'2"

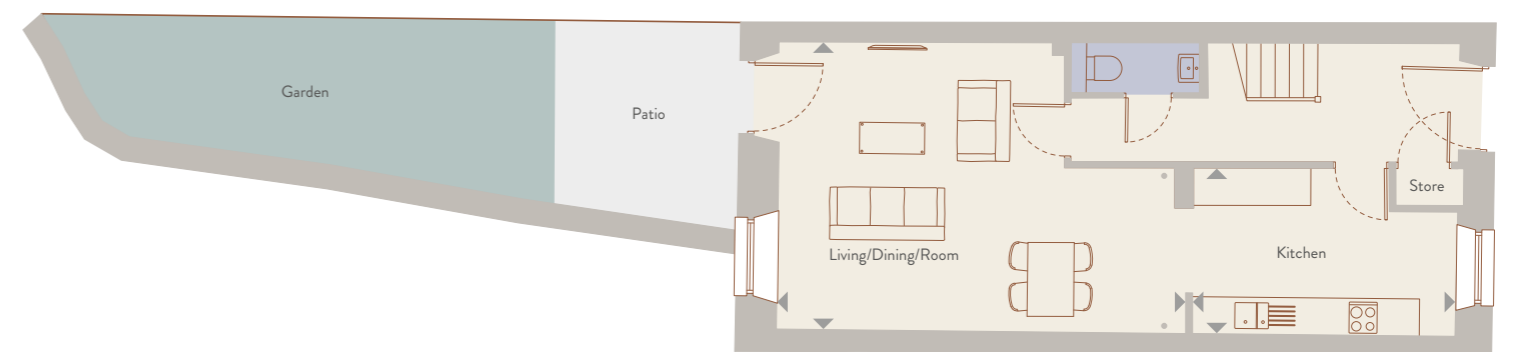
Kitchen 13'10" x 8'9"



Second Floor



First Floor

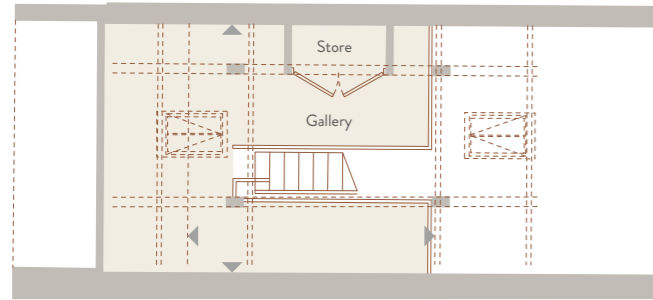


Ground Floor

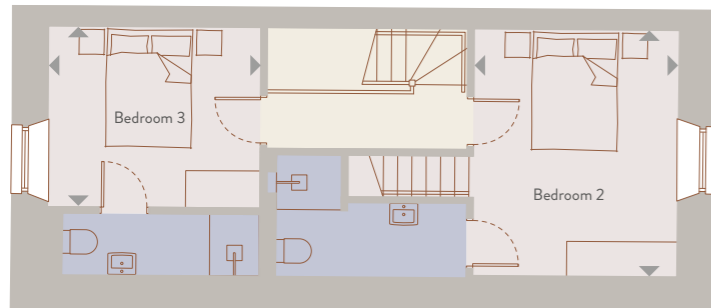


House 6

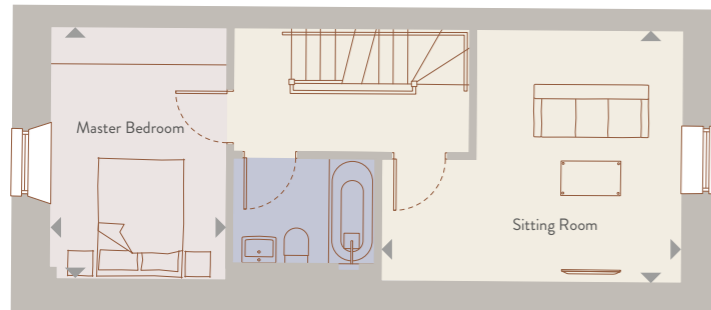
3 BEDROOM HOUSES



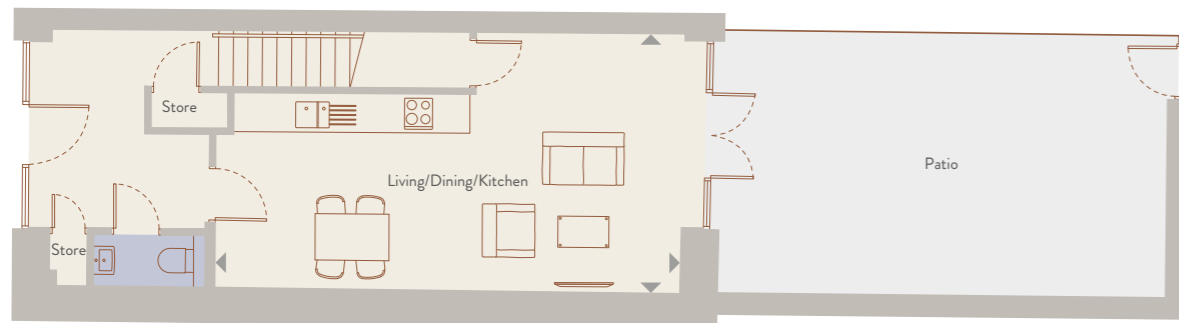
Third Floor



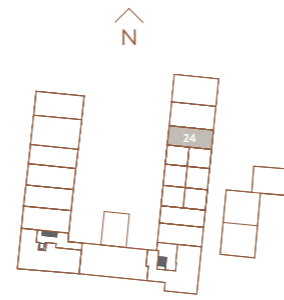
Second Floor



First Floor



Ground Floor



HOUSE 24

Third Floor
Gallery 13'8" x 13'2"

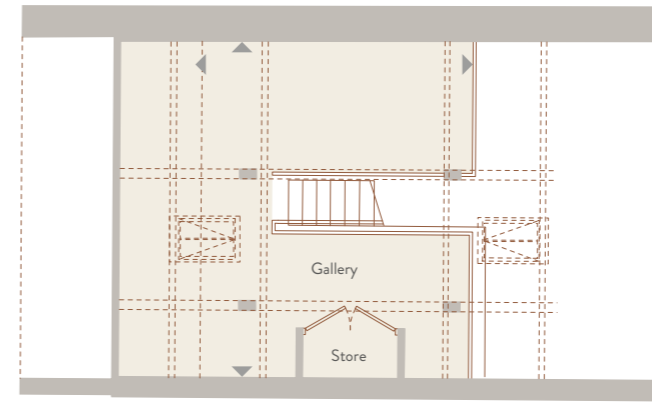
Second Floor
Bedroom 2 13'0" x 10'9"
Bedroom 3 11'2" x 9'6"

First Floor
Sitting Room 16'0" x 13'4"
Master Bedroom 13'4" x 9'2"

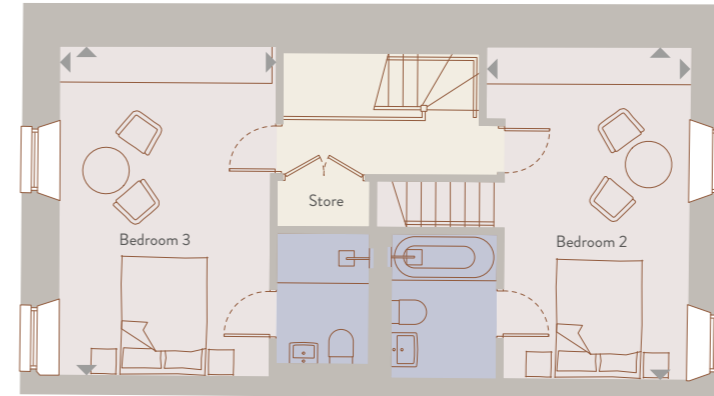
Ground Floor
Living/Dining/Kitchen 24'9" x 13'8"



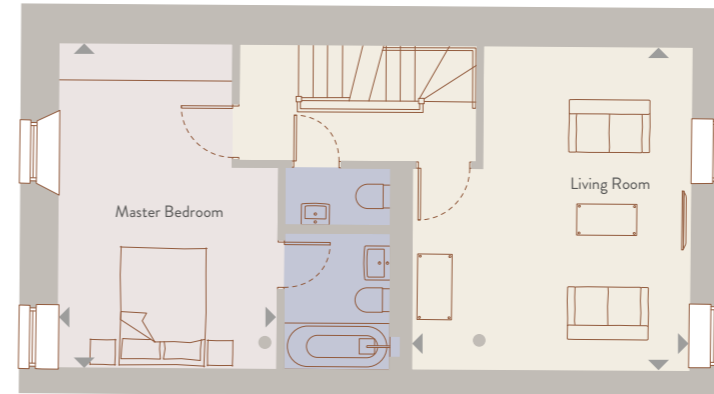
House 24



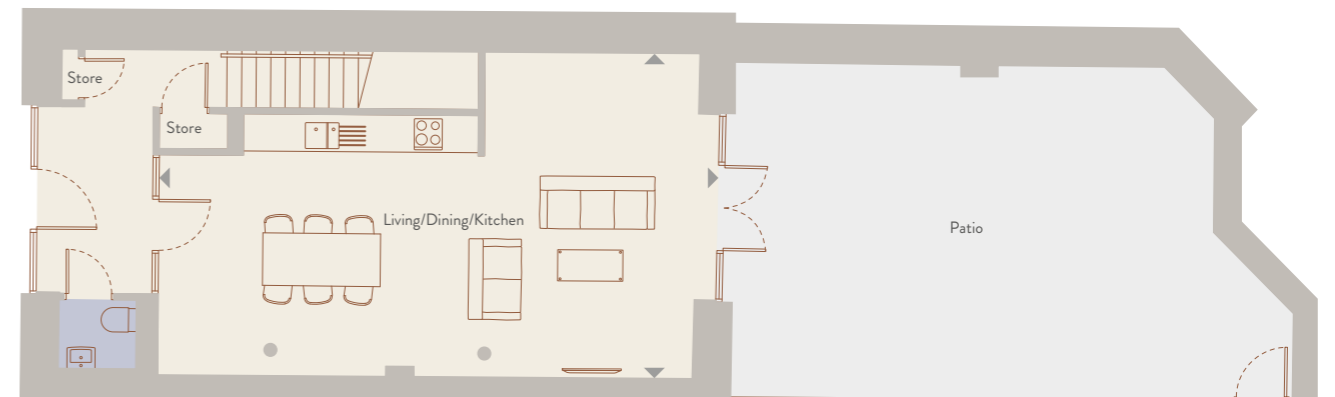
Third Floor



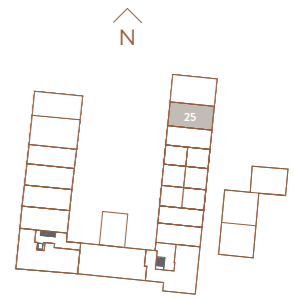
Second Floor



First Floor



Ground Floor



HOUSE 25

Third Floor
Gallery 17'5" x 14'8"

Second Floor
Bedroom 2 17'5" x 10'11"
Bedroom 3 17'8" x 11'5"

First Floor
Living Room 17'2" x 14'9"
Master Bedroom 17'2" x 11'8"

Ground Floor
Living/Dining/Kitchen 28'4" x 17'2"



House 25

3 BEDROOM HOUSES

HOUSE 26

Second Floor

Gallery 21'8" x 20'6"

First Floor

Master Bedroom 15'6" x 12'9"

Bedroom 2 14'1" x 9'6"

Bedroom 3 11'9" x 7'6"

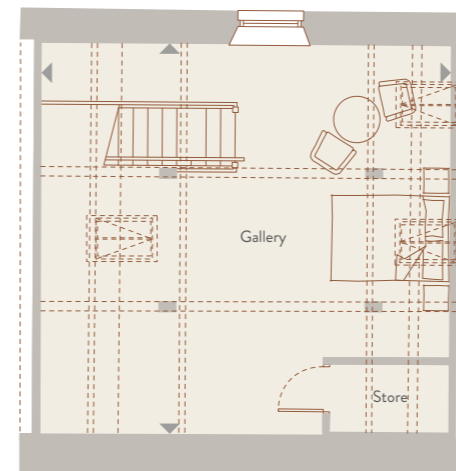
Ground Floor

Kitchen 14'5" x 10'10"

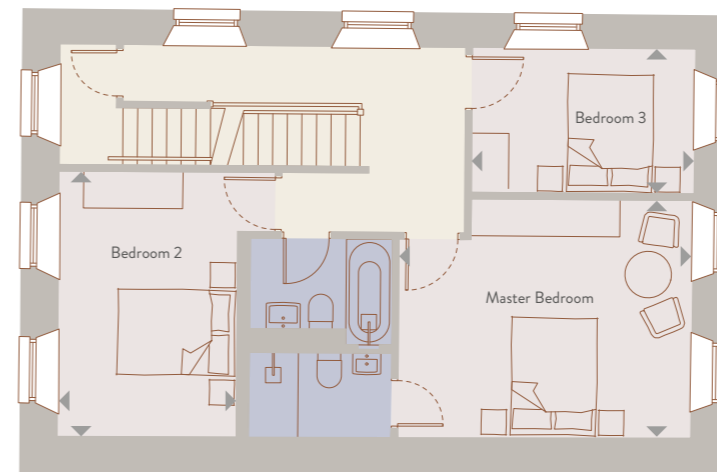
Living/Dining Room 20'6" x 18'9"



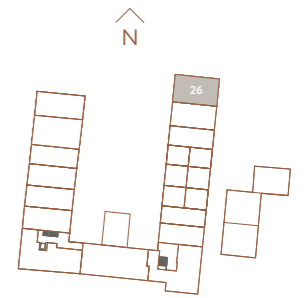
Ground Floor



Second Floor

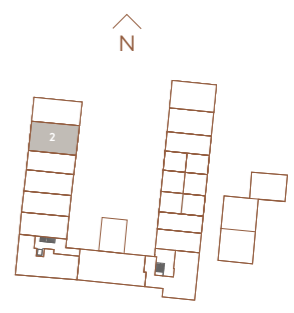


First Floor



House 26

4 BEDROOM HOUSES



HOUSE 2

Second Floor

Gallery	21'7" x 17'6"
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First Floor

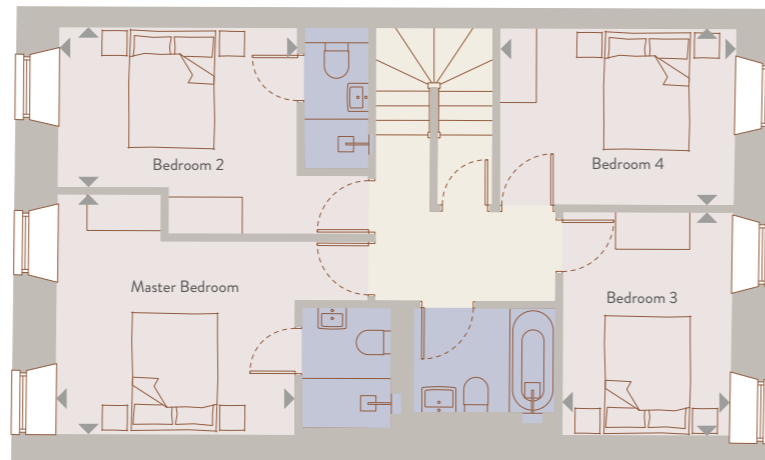
Master Bedroom	12'9" x 12'8"
Bedroom 2	12'8" x 8'6"
Bedroom 3	11'10" x 8'11"
Bedroom 4	12'7" x 9'4"

Ground Floor

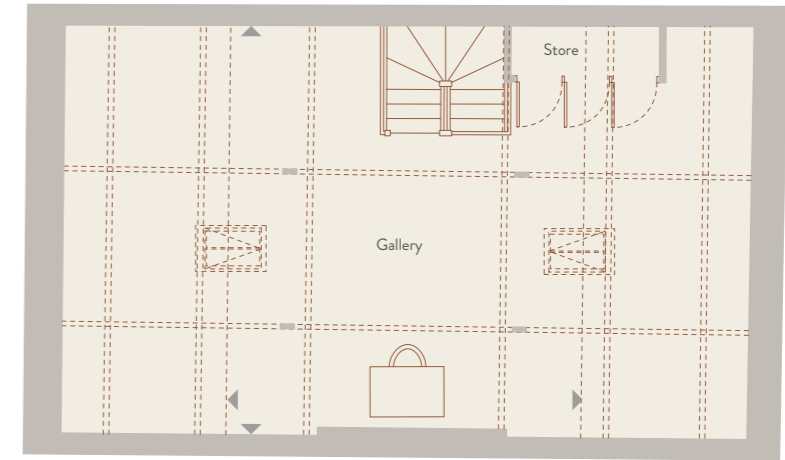
Kitchen	19'2" x 9'3"
Living/Dining Room	21'7" x 15'10"
Study	7'10" x 6'1"

Lower Ground Floor

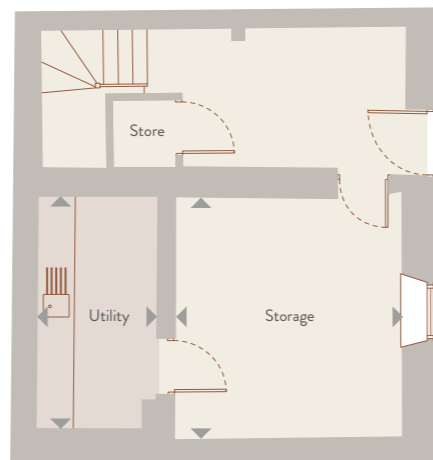
Utility	12'4" x 6'4"
Storage	12'10" x 11'10"



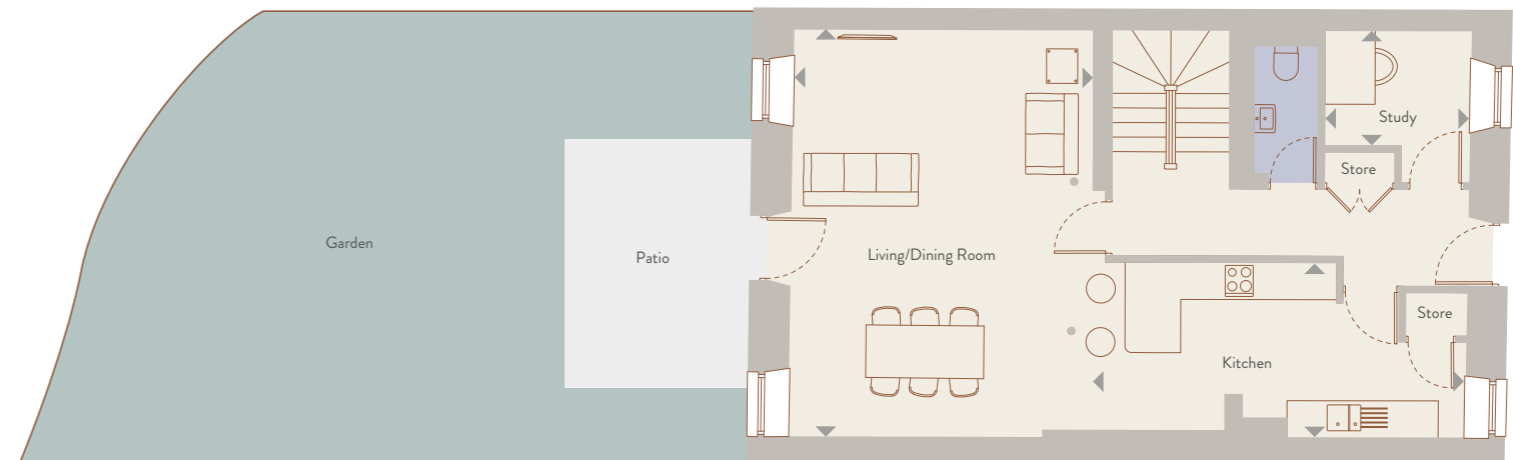
First Floor



Second Floor



Lower Ground Floor



Ground Floor

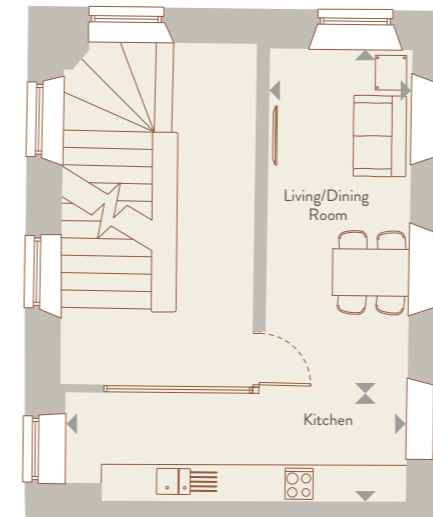


House 2

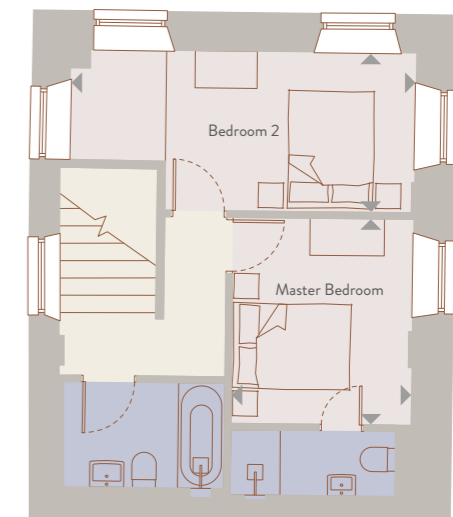
THE CLOCK TOWER

The iconic focal point of the original mill, the Clock Tower has been converted into a unique 2 bedroom home. With the front door opening out to the courtyard, three triple-aspect floors, and a prime position standing forward from the main building, the living space is flooded with natural light throughout.

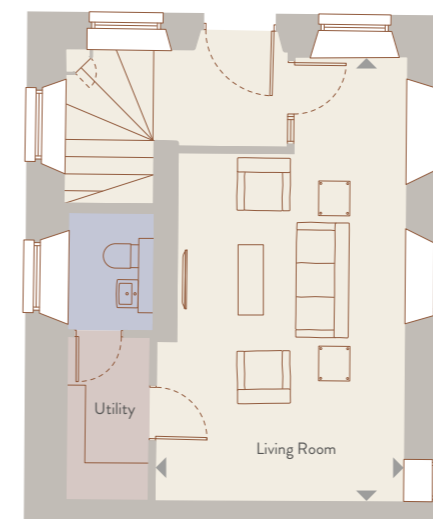
The home comes complete with an array of beautiful original features including vaulted ceilings, exposed beams and the old clock that has been carefully restored. Most of the ground floor is given over to the living room, with a useful cloakroom and utility room leading off. On the first floor is the open plan kitchen/dining/living area, and the second floor includes two double bedrooms, with an en-suite shower room to the master bedroom, and the family bathroom.



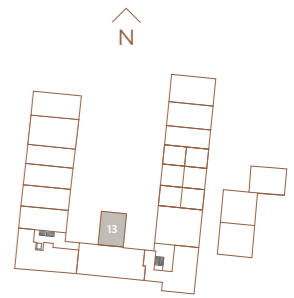
First Floor



Second Floor



Ground Floor



THE CLOCK TOWER

Second Floor

Master Bedroom	11'1" x 9'6"
Bedroom 2	18'4" x 8'3"

First Floor

Kitchen	18'1" x 5'8"
Living/Dining Room	18'3" x 7'7"

Ground Floor

Living Room	23'7" x 13'2"
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The Clock Tower



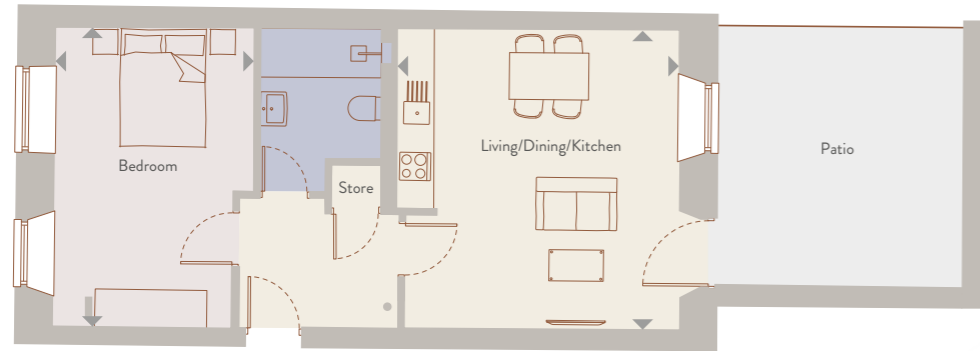
1, 2 & 3 BEDROOM APARTMENTS

Homes: 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20

Forming part of the original main mill building, the apartments range from one bedroom to three bedroom homes. They have been designed for a multitude of lifestyles, with character features of a heritage building, including the exposed beams, alongside an open-plan living space and a modern, high-quality specification. The apartments are also set in a prime location of the mill, overlooking the River Nidd and offering far reaching views across the rolling hills.



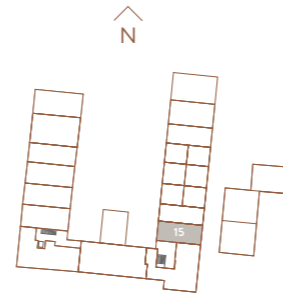
1 BEDROOM APARTMENTS



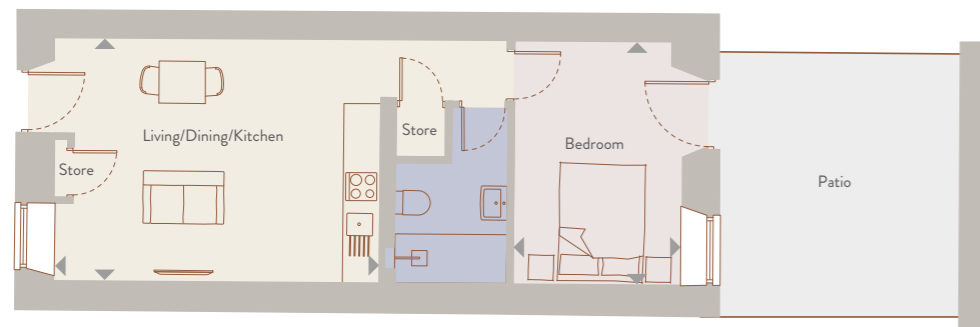
Ground Floor

APARTMENT 15

Living/Dining/Kitchen	15'11" x 14'11"
Bedroom	15'8" x 10'7"



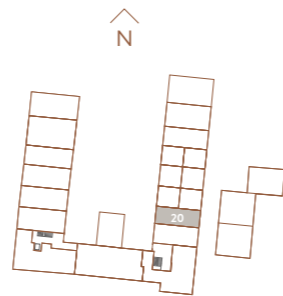
Apartment 15



Ground Floor

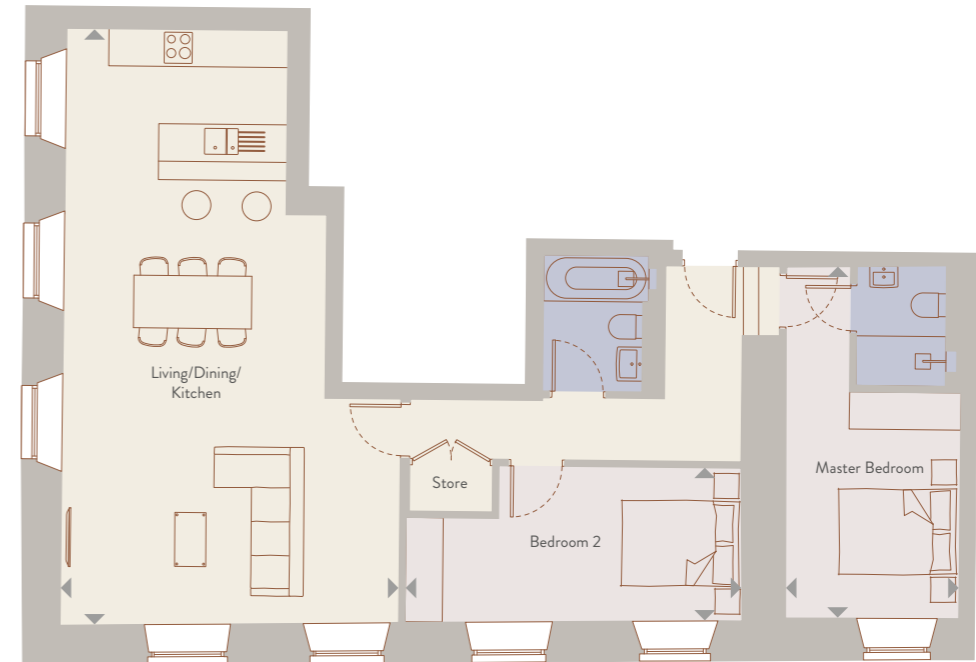
APARTMENT 20

Living/Dining/Kitchen	17'3" x 12'10"
Bedroom	12'10" x 8'10"



Apartment 20

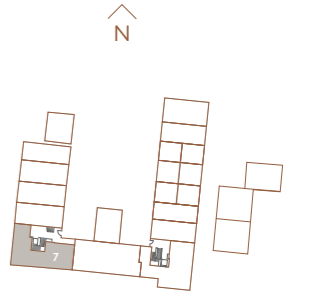
2 BEDROOM APARTMENTS



Ground Floor

APARTMENT 7

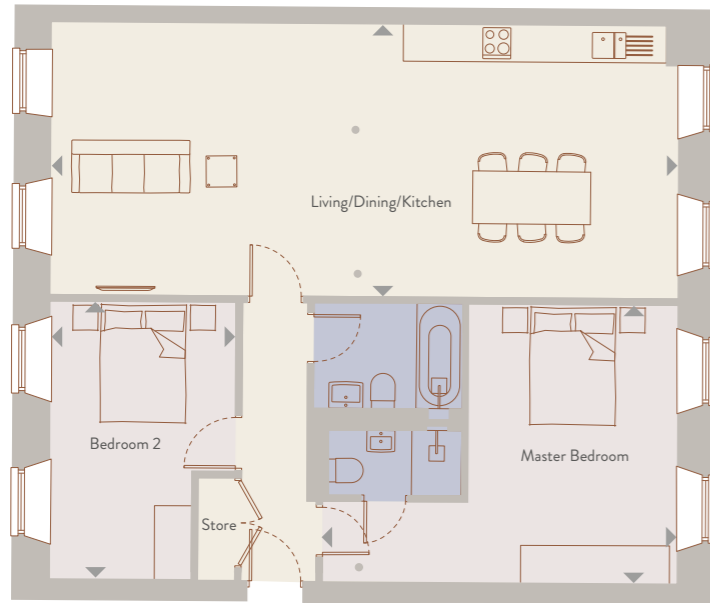
Living/Dining/Kitchen	31'7" x 17'11"
Master Bedroom	18'7" x 9'2"
Bedroom 2	17'10" x 8'0"



Apartment 7

2 BEDROOM APARTMENTS

3 BEDROOM APARTMENTS



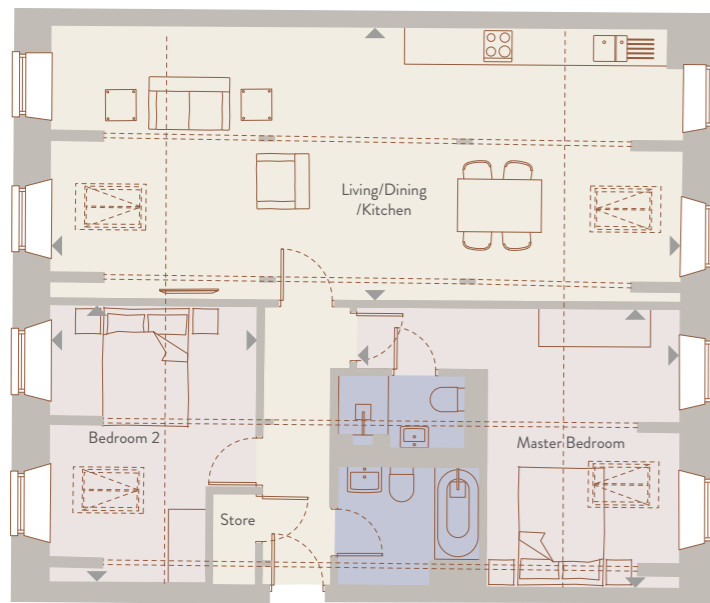
First Floor

APARTMENT 17

Living/Dining/Kitchen	33'3" x 14'6"
Master Bedroom	18'8" x 14'9"
Bedroom 2	14'3" x 9'10"



Apartment 17



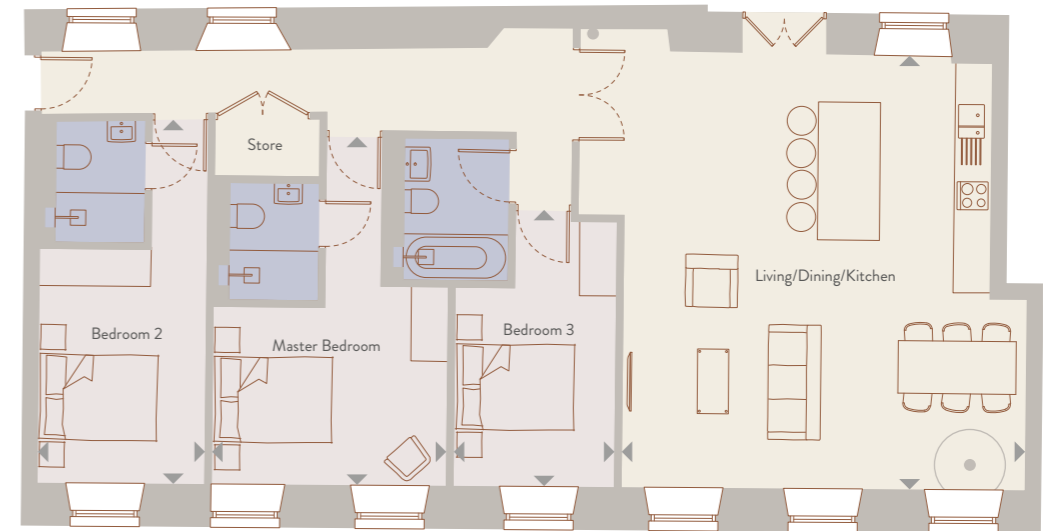
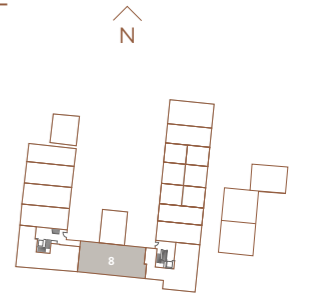
Second Floor

APARTMENT 19

Living/Dining/Kitchen	33'3" x 14'6"
Master Bedroom	16'11" x 14'3"
Bedroom 2	14'8" x 10'11"



Apartment 19



Ground Floor

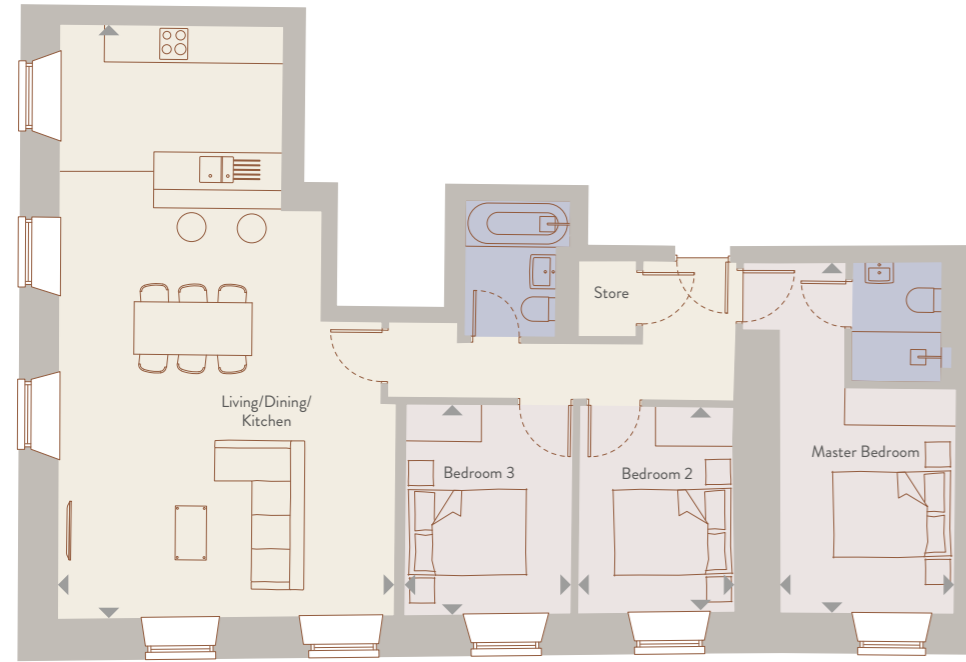
APARTMENT 8

Living/Dining/Kitchen	23'0" x 21'5"
Master Bedroom	18'6" x 12'5"
Bedroom 2	19'3" x 8'10"
Bedroom 3	14'8" x 8'6"



Apartment 8

3 BEDROOM APARTMENTS



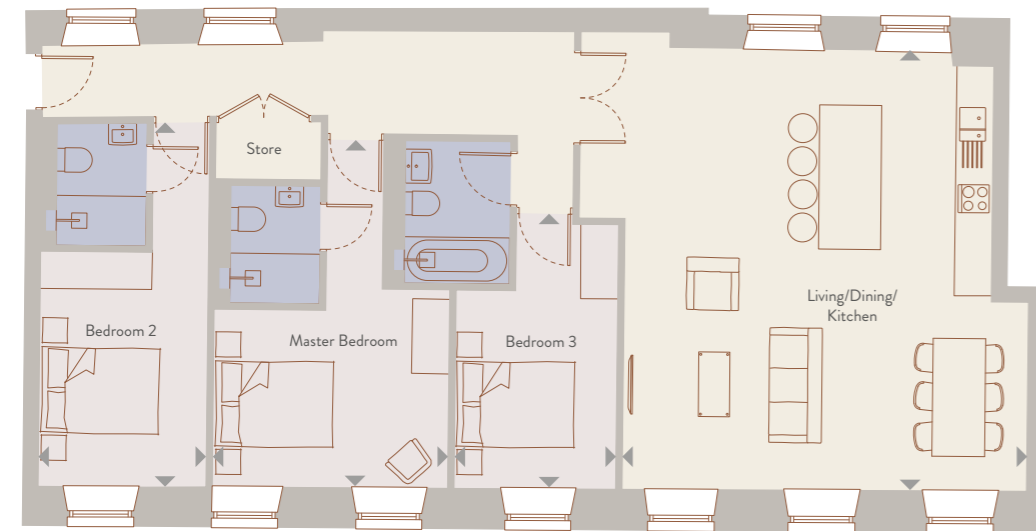
First Floor

APARTMENT 9

Living/Dining/Kitchen	31'6" x 17'10"
Master Bedroom	18'7" x 9'2"
Bedroom 2	10'10" x 8'4"
Bedroom 3	10'10" x 8'10"



Apartment 9



First Floor

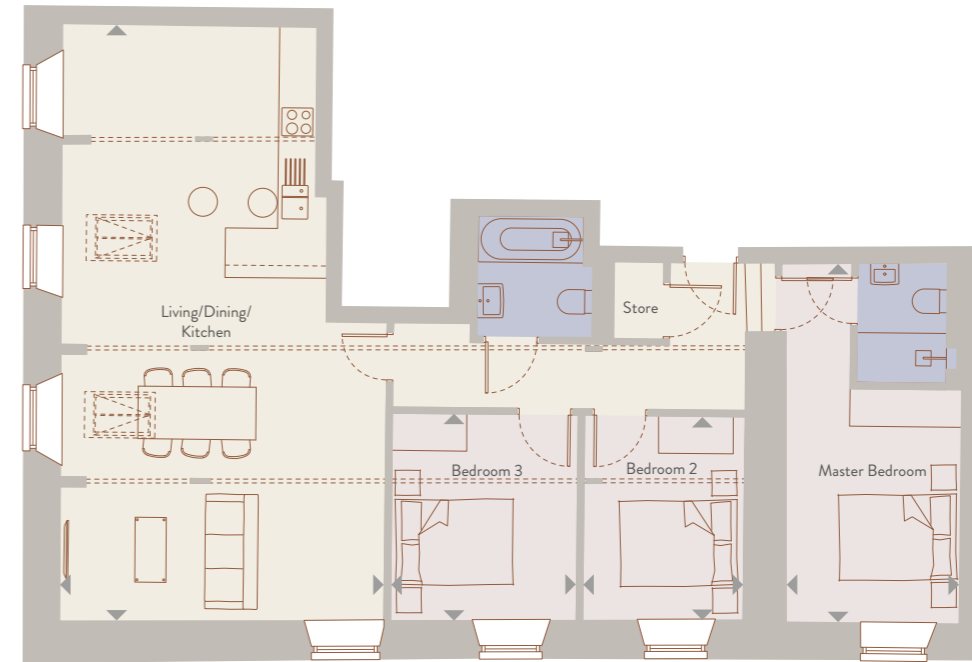
APARTMENT 10

Living/Dining/Kitchen	23'4" x 21'5"
Master Bedroom	18'5" x 12'5"
Bedroom 2	19'3" x 8'10"
Bedroom 3	14'6" x 8'6"



Apartment 10

3 BEDROOM APARTMENTS



Second Floor

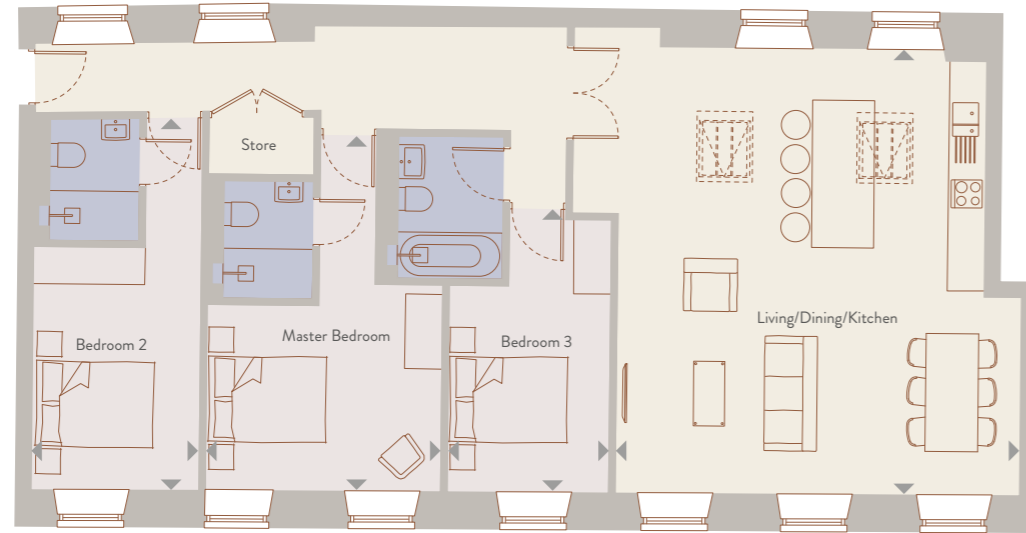
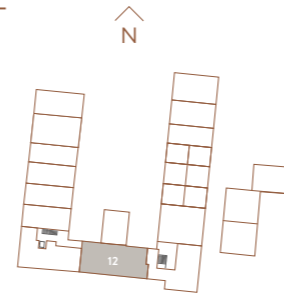
APARTMENT 11

Living/Dining/Kitchen	31'6" x 17'2"
Master Bedroom	18'11" x 9'2"
Bedroom 2	10'9" x 8'6"
Bedroom 3	10'9" x 9'10"



Apartment 11

3 BEDROOM APARTMENTS



Second Floor

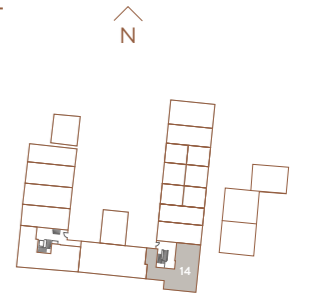
APARTMENT 12

Living/Dining/Kitchen	23'8" x 21'5"
Master Bedroom	18'10" x 12'5"
Bedroom 2	19'8" x 8'10"
Bedroom 3	15'0" x 8'6"



Apartment 12

3 BEDROOM APARTMENTS



Ground Floor

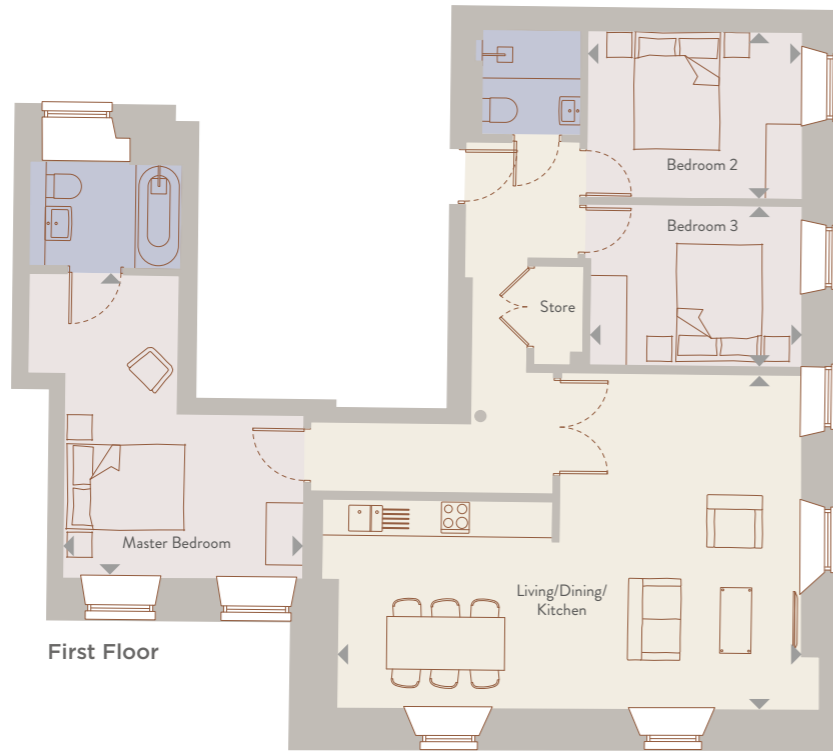
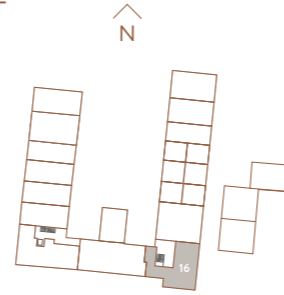
APARTMENT 14

Living/Dining/Kitchen	24'4" x 17'9"
Master Bedroom	16'2" x 12'8"
Bedroom 2	11'5" x 8'3"
Bedroom 3	11'2" x 8'8"



Apartment 14

3 BEDROOM APARTMENTS



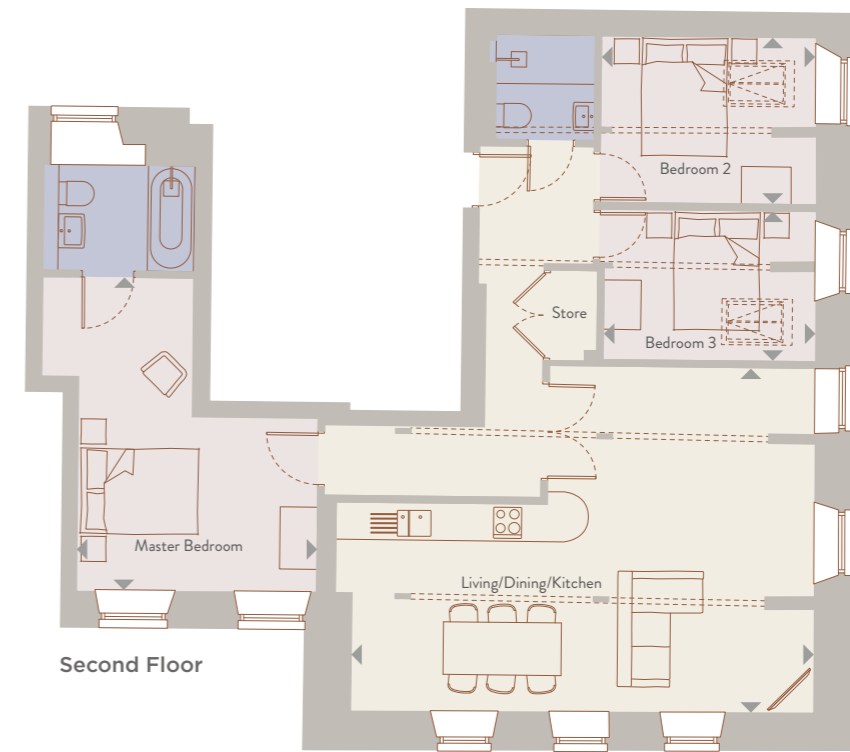
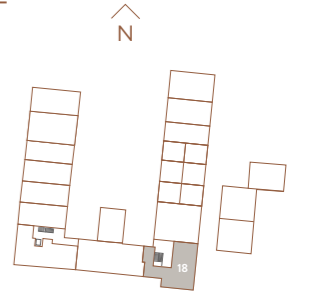
APARTMENT 16

Living/Dining/Kitchen	24'7" x 17'8"
Master Bedroom	16'0" x 12'8"
Bedroom 2	11'4" x 8'6"
Bedroom 3	11'3" x 8'7"



Apartment 16

3 BEDROOM APARTMENTS



APARTMENT 18

Living/Dining/Kitchen	24'6" x 17'8"
Master Bedroom	16'7" x 12'8"
Bedroom 2	11'4" x 9'2"
Bedroom 3	11'2" x 8'11"



Apartment 18



SPECIFICATION

INTERIORS

- Period style architraves and skirtings
- Classic four panel doors with traditional wooden beehive knobs
- Large format Loire taupe Italian porcelain tiles to hallway*
- Oak flooring to living rooms and kitchens to most units
- High quality carpets to the bedrooms
- Original beams restored throughout

LIGHTING AND HEATING

- Recessed spotlights to bathrooms and en suites
- Brushed steel switches and sockets
- Gas central heating to houses
- Electric heating to apartments
- Matt white downlights to hallways, living rooms, kitchens, bedrooms

EXTERIORS

- Bespoke handmade timber windows
- Solid antique brass door handle
- Block paved courtyard with York stone edging
- Blue slate roof
- Private allocated parking space**

MEDIA

- A range of data and broadband connections
- USB sockets to the bedroom(s), kitchen and living space

COMMUNAL

- Lifts to all floors for the apartments

KITCHENS

- Soft-close cabinets in white
- Matt stone worktops
- Bosch single oven
- Bosch induction hob
- Bosch integrated fridge-freezer
- Bosch integrated extractor hood with LED lighting
- Bosch fully integrated dishwasher
- Stainless steel Franke sink and mixer tap
- LED under cupboard lighting

BATHROOMS, EN-SUITES AND WCS

- Fully tiled bathrooms and en-suites
- Recessed cosmetic cabinets
- Vessini sanitaryware
- Vessini chrome fittings
- Chrome towel rails
- Automatic feature lighting

WARRANTY

- 10 year Checkmate warranty

TENURE

- 999 year lease on the apartments
- Houses & cottages are freehold

* Does not include the apartments but it is also in the kitchens for certain units

** Additional parking space available





Digital illustration is indicative only

THE DEVELOPER

At Newby we pride ourselves on creating unique homes which resonate in profound luxury and timeless interiors.

Our ambition is to deliver homes that are truly relevant to the communities in which they are built. High quality inclusive developments that drive positive socio-economic change.

Founded in 2008, our success is built on a strong track record of meticulously planned design solutions and bespoke properties for our customer. We have built our reputation through taking pride in delivering unique and timeless designs, creating places that are each a projection of our and our customer's vision.

Ongoing Projects



Ryedale House, York



Devonshire Lane, Harrogate



Devonshire Place, Harrogate



Castle Chambers, York



Windsor Court, Harrogate



Springfield Court, Harrogate



West House Gardens, Birstwith





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