

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

11 Glasshouses Mill Glasshouses

Harrogate, HG3 5AG

£325,000

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A DISTINGUISHED LUXURY 3 BEDROOMED SECOND FLOOR APARTMENT RECENTLY CONVERTED SET WITHIN THE HISTORIC AND PICTURESQUE RIVER NIDD VALLEY IN HARROGATE. THIS SUPERB CONVERSION OFFERS A RARE BLEND OF INDUSTRIAL HERITAGE, PERIOD CHARACTER AND HIGH SPECIFICATION MODERN FINISHES, WITH STUNNING OPEN PLAN LIVING WELL SUITED TO TURNKEY LUXURY LIVING, A SECOND HOME, OR A LUCRATIVE HOLIDAY LET. ITS ELEVATED POSITION, EXPOSED TIMBER TRUSSES AND GEORGIAN WINDOWS CAPTURING BREATHTAKING PANORAMIC VIEWS FURTHER UNDERSCORE ITS APPEAL. FOR ADDITIONAL PEACE OF MIND, THE APARTMENT BENEFITS FROM THE BALANCE OF THE DEVELOPER'S WARRANTY AND IS OFFERED FOR SALE WITH NO ONWARD CHAIN

Mileages - Pateley Bridge 1 mile, Ripon 11 miles, Harrogate 14 miles, Skipton 19 miles (All distances approximate)

Steeped in history, Glasshouses Mill is one of Nidderdale's most iconic landmark buildings. Originally constructed between 1812 and 1814 as a water-powered flax mill on the banks of the River Nidd, the Grade II listed mill evolved into a thriving industrial complex at the heart of Yorkshire's textile industry. Today, this remarkable heritage has been sensitively preserved through an exceptional conversion, retaining many of the building's original architectural features while creating a collection of luxurious contemporary homes.

Communal Entrance and Lift, L-Shaped Reception Hall, Utility/ Store Cupboard, 30ft Open-Plan Kitchen/ Living/ Dining Room

Principal Bedroom with Luxury Ensuite Shower Room, Two Further Double Bedrooms, House Bathroom

Allocated Parking for Two Vehicles, Scope for EV Charging Point, Useful Ground Floor Store Room, Access to Communal Sun Terrace

From a communal second floor hall, a sturdy four panel timber door opens into an inviting L-shaped RECEPTION HALL, rich in character with exposed beams and eye-catching polished timber flooring. A video intercom system allows secure remote access for visitors.

A door to one side opens to a practical UTILITY ROOM, providing useful storage space, plumbing for a washing machine and accommodates the hot water cylinder.

A four-panel door opens into the real heart of this property: an impressive 30ft KITCHEN / LIVING / DINING ROOM boasting a dual aspect with three low level Georgian windows, two roof lights and a further window delivering breathtaking panoramic countryside views. Steeped in character with exposed joists, trusses, and beams, this versatile space plends into distinct living, dining, and cooking zones.

The LIVING AREA adjoins a DINING AREA and takes full advantage of pleasant views to the side.

Fitted KITCHEN comprises a range of modern white gloss wall and base units complemented by stone worktops and matching upstands. The worktop overhangs to one side to form a useful day-to-day breakfast bar. A central induction hob features a hidden extractor above and electric oven below, alongside a fitted Franke sink with a brushed stainless steel mixer tap and etched drainer grooves set directly into the stone. Integrated appliances include a full size dishwasher, fridge, and separate freezer. Deep pan



















drawers, a Perspex splashback and LED strip downlighting complete the specification.

From the reception hall a panelled door leads to the PRINCIPAL BEDROOM, featuring exposed trusses and a deep Georgian window seat with a built-in seat set within a dramatic south facing Georgian window, framing breathtaking panoramic views across the River Nidd as it winds through the valley below, with rolling countryside beyond and a steep, wooded hillside forming a stunning backdrop. A door leads through to:

A LUXURY ENSUITE SHOWER ROOM, tastefully fitted and tiled throughout. The suite features a walk-in shower with both an overhead rain head and personal hose, recessed shelving and a glass shower screen. A wall hung vanity unit offers with chrome mixer tap and useful drawer storage below, alongside a floating low suite WC with concealed cistern.

There are TWO FURTHER DOUBLE BEDROOMS, both boasting incredible countryside views framed by Georgian windows with deep sills, complemented by exposed trusses and timber beams.

The HOUSE BATHROOM is fully tiled and appointed with a panel bath featuring wall-mounted flow and temperature controls, recessed shelving, a rain head shower above, and a side shower screen. A floating vanity unit includes a chrome mixer tap with a useful drawer below, paired with a floating low-suite WC with concealed cistern, a vertical chrome towel radiator, and a wall-mounted mirrored bathroom cabinet with hidden shelving.

Outside, the property benefits from allocated parking for two vehicles, with scope to install an EV charging point, a separate ground-floor STORE (7ft 8 x 3ft 11), and access to well-maintained, south-facing communal gardens. Residents also enjoy the use of a lift and a communal sun terrace, perfectly positioned to take in the stunning views across the free-flowing River Nidd and rolling countryside beyond.

LOCATION - Glasshouses Mill is an iconic converted mill development situated in the quiet village of Glasshouses, positioned along the banks of the River Nidd just a mile from the bustling market town of Pateley Bridge. The location offers immediate access to Nidderdale (an Area of Outstanding Natural Beauty), scenic riverside walks, and regional road links towards Harrogate and Ripon.

POSTCODE -HG3 5AG
COUNCIL TAX RATING - D
TENURE -Leasehold
Service charge - £160.00 Per Month
Estate charge - £30.00 Per Month
Ground rent - £250.00 Annual
994 Years Remaining on the Lease
SERVICES: Mains water, electricity, drainage and background electric heating

DIRECTIONS: From Pateley Bridge, proceed east on the B6265 towards Ripon. Turn right signposted Glasshouses and continue down the hill into the village. Glasshouses Mill is situated prominently along the riverbank on the right-hand side.

Viewing - Strictly by appointment through Churchills. Tel: 01423 3268869 Email: easingwold@churchillsyork.com

Agent's Note - To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.

FLOOR PLAN



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

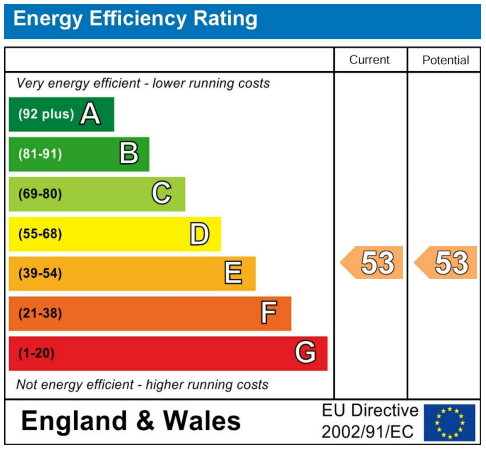
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



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