



ROCK HALL
NIDD
HG3 3BB

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A magnificent opportunity to purchase this extensive, family country house with adjoining outbuildings, roadside cottage split into two flats and large agricultural shed with a class Q residential conversion consent, along with approximately 15 acres of gardens, grazing land, woodland and river frontage.

The property has planning permission to be extended for a private dwelling and also for extending to create holiday cottage accommodation. The properties require full modernisation and offer great potential to create a beautiful family home from this appealing blank canvas with versatile possibilities from secondary incomes to equestrian interests.

Located just outside Ripley and being close to the Harrogate town centre with its many amenities makes this a unique opportunity.

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 15 acres of grazing woodland and river frontage, located on the fringe of Ripley, with Harrogate a short distance away. 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.

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.

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

£1,500,000





Rock Hall, The Attached Workshops & The Old Farmhouse

Rock Hall 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. There is consent to extend.

The attached workshops had a former consent to convert into a five bedroom property, which would now need to be re-applied for. There is consent to convert into holiday cottages.

The Old Farmhouse, which is also in need of full modernisation, is currently split into two self contained apartments. There is consent to extend.

Full details can be found on the North Yorkshire planning portal.

Planning: 25/04302/FUL

Proposal: Full planning application for the demolition of existing garages and construction of one unit of visitor accommodation; conversion of existing workshop to three units of visitor accommodation as Phase 1 of proposed health and wellbeing centre; and two-storey extension to existing house (C3 use) to rear (south west) elevation.



The Shed Class Q

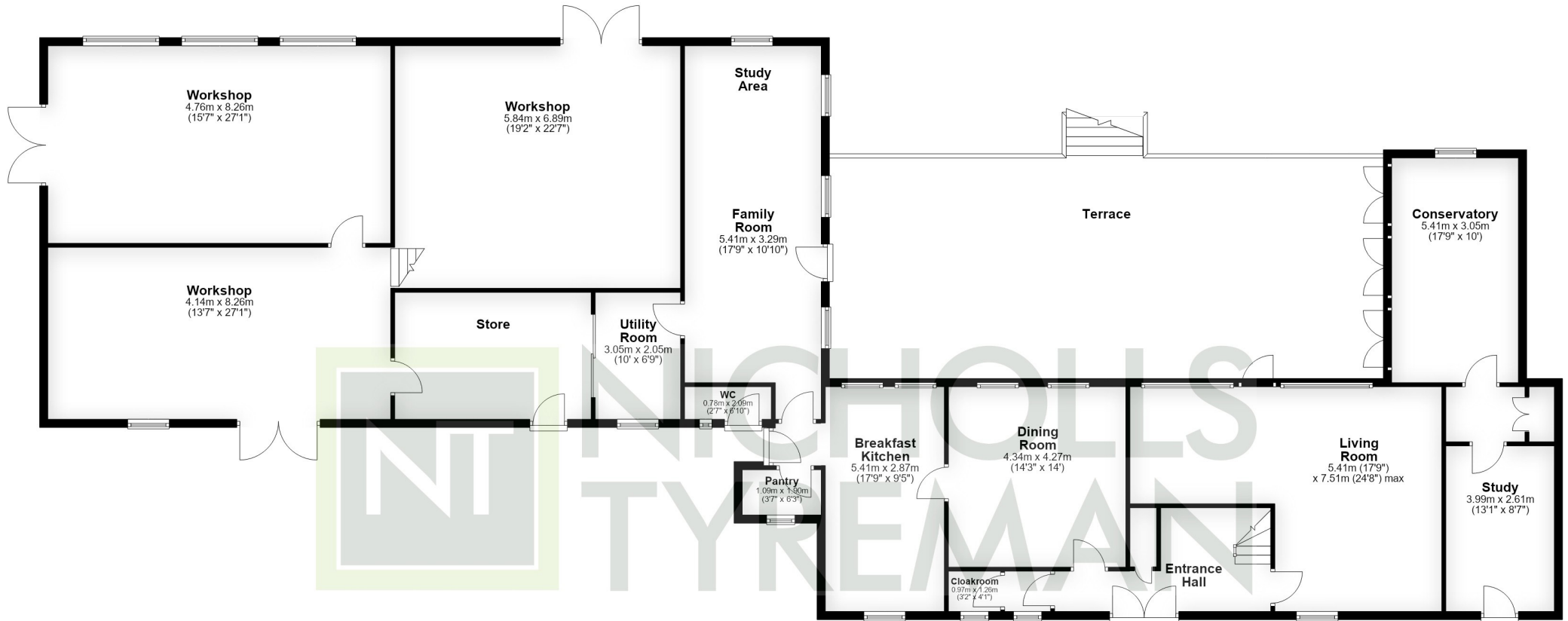
The Shed with an approximate current floor area of 5,400 sq.ft.

Full details can be found on the North Yorkshire planning portal.
Planning: ZC24/04259/PBR

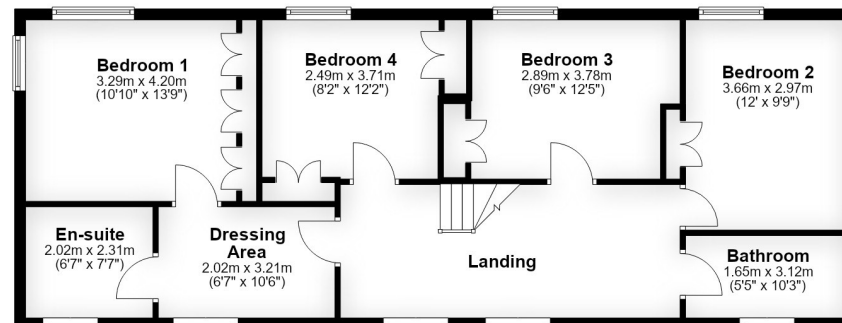
Proposal: Conversion of 1 barn to form 1 dwelling.

ROCK HALL

Ground Floor



First Floor

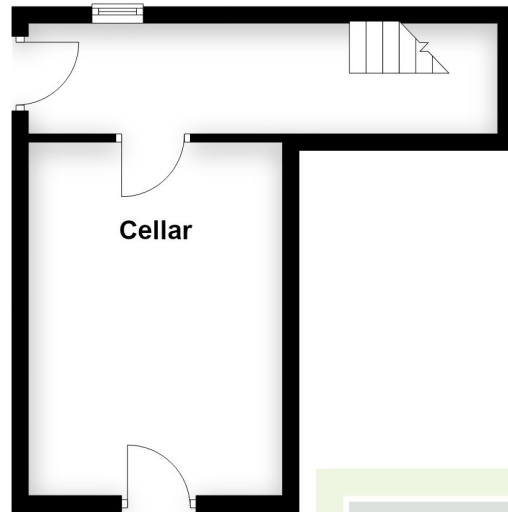


Total area: approx. 365.4 sq. metres (3933.3 sq. feet)

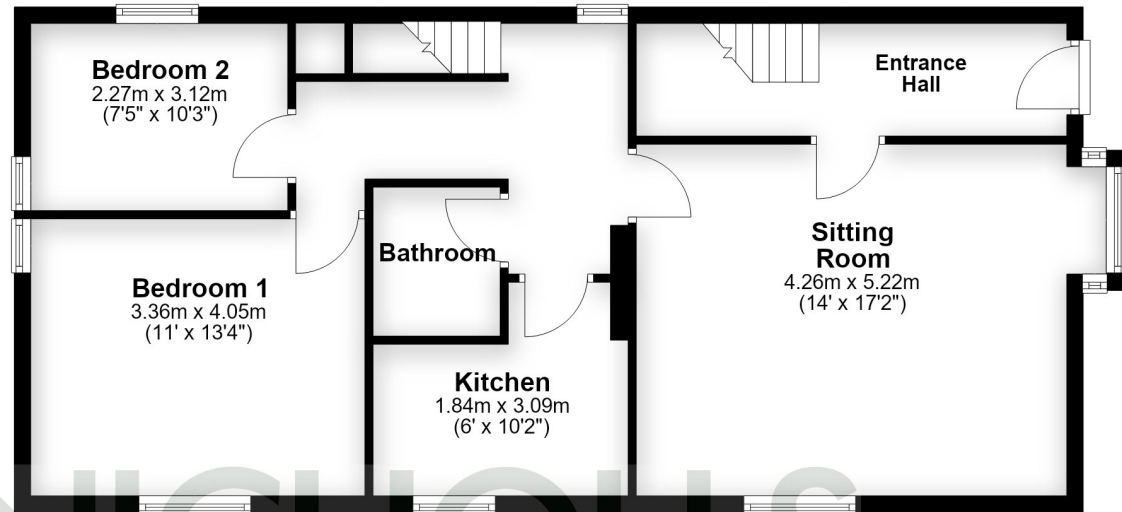
This plan is for illustrative purposes only and is not to scale.
All measurements are approximate.
Plan produced using PlanUp.

THE OLD FARMHOUSE

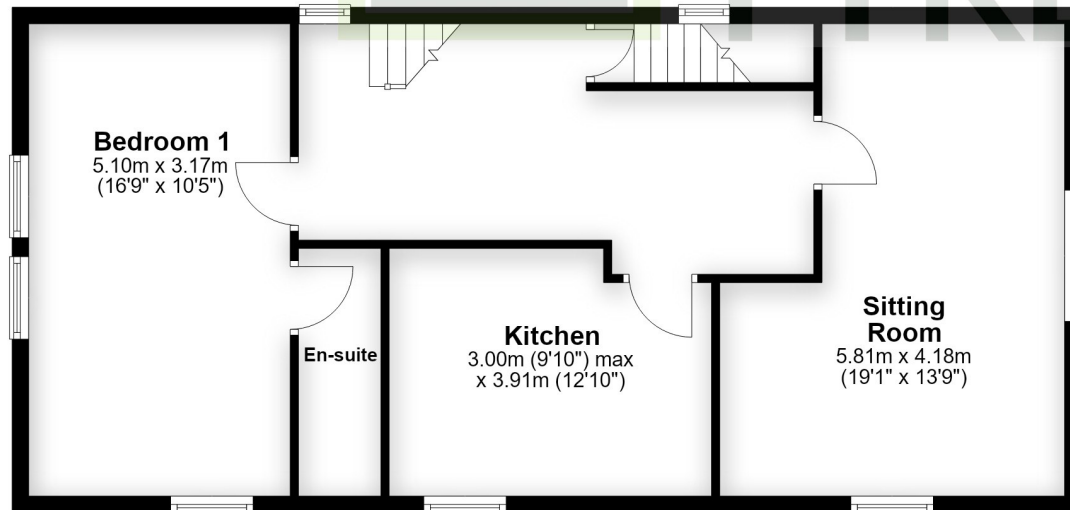
Basement



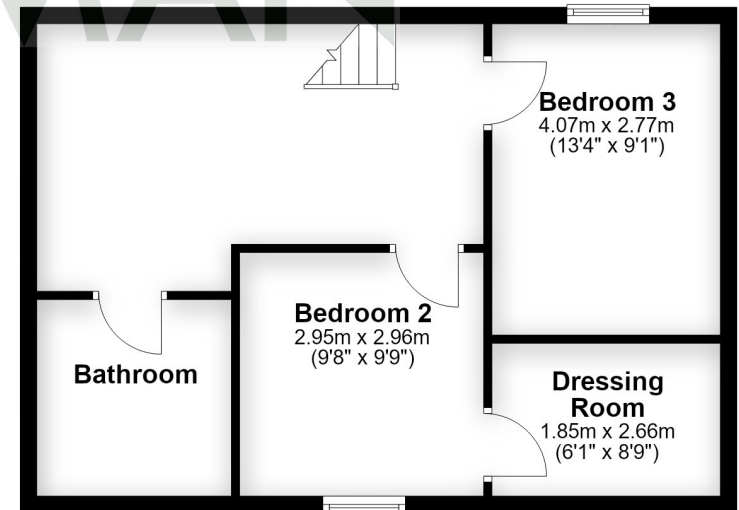
Ground Floor



First Floor



Second Floor



Total area: approx. 213.1 sq. metres (2293.3 sq. feet)

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