



THE COACH HOUSE

BREARTON LANE | NIDD | HARROGATE | NORTH YORKSHIRE | HG3 3BN

The Coach House is a delightful period home that beautifully combines character, craftsmanship, and comfort. The property has been thoughtfully extended and upgraded to create a spacious and versatile family home. Constructed from attractive stone under a slate roof, with elegant proportions and an abundance of natural light throughout.

Inside, the accommodation flows effortlessly, blending traditional features with modern convenience. Exposed beams, stone details, and large sash-style windows sit harmoniously alongside stylish fittings, a modern kitchen, and energy-efficient additions such as solar panels. Generous reception spaces open onto a landscaped terrace and private gardens and grounds, perfect for entertaining or relaxing while enjoying the open countryside views. The bedrooms are well proportioned, with charming outlooks over the gardens and fields beyond, creating a warm and inviting atmosphere throughout.

Set within mature, expansive gardens bordered by open farmland, The Coach House offers a wonderful sense of privacy and space. It perfectly balances the grace of a period home with the practicality of modern living, making it an outstanding opportunity for those seeking a distinctive and welcoming property in the highly desirable village of Nidd.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Open plan living kitchen
- Family room with mezzanine playroom
- Study
- Utility room
- Cloakroom

FIRST FLOOR

- Spacious landing
- Principal bedroom with en-suite shower room
- Guest bedroom
- Two further double bedrooms
- House bathroom

SECOND FLOOR

- Versatile space – currently used as an additional bedroom

EXTERIOR

- Private gated drive with off-road parking
- Workshop/studio
- Established gardens and grounds
- Dining and entertaining terrace

GROUND FLOOR

The reception hall offers an immediate sense of warmth and welcome, setting the tone for the rest of the home. Generously proportioned and filled with natural light from overhead skylights, it creates a bright and inviting first impression. The elegant slate flooring provides both practicality and style, perfectly complementing the property's character, while the part-glazed front door and charming stained-glass panels add a touch of individuality and colour.

From this central space, the ground floor accommodation flows effortlessly. Glazed double doors lead into the formal reception rooms, while the staircase, framed by a polished timber balustrade, rises gracefully to the first floor. Thoughtful detailing — from the soft neutral décor to quality wood finishes — enhances the sense of understated refinement. Spacious and welcoming, the reception hall functions as both a practical entrance and an integral part of the home's easy, open layout.







The sitting room is a wonderfully inviting and characterful space, designed for comfort and relaxation. Generous in proportion and filled with natural light from multiple windows, it enjoys delightful views over the surrounding countryside. A striking feature of the room is the timber-clad ceiling with exposed beams, which adds warmth and texture while complementing the property's period charm.

At its heart stands a handsome fireplace with a wood-burning stove, creating a cosy focal point during the colder months. Bespoke fitted cabinetry and bookshelves frame the fireplace, providing both style and practicality. The room easily accommodates multiple seating areas, with ample space for family gatherings or quiet evenings by the fire. Tasteful décor, soft tones, and rich wood finishes combine to make this an elegant yet comfortable living space.



The dining room is a bright and versatile space, ideal for both entertaining and relaxed family living. Generously proportioned and flooded with natural light from the dual aspect windows, it provides a warm and welcoming atmosphere. The room features elegant cornicing, quality timber flooring, and glazed double doors connecting seamlessly to the adjoining sitting room, allowing the two spaces to be used together for larger gatherings when desired. Currently arranged as an informal dining and reading area, the room's flexible layout lends itself to a variety of uses - whether as a more formal dining room, a family snug or home library. Shelving along one wall provides excellent storage and display space, while the soft colour palette enhances the light and airy feel. Combining charm, functionality, and comfort, this is an adaptable room that can be tailored to suit a range of lifestyles and occasions.



The family room, accessed directly from the kitchen, is a bright and contemporary space designed for relaxed everyday living. Its vaulted ceiling and generous proportions create an open and airy feel, while large windows and skylights fill the room with natural light throughout the day. Modern finishes, including Amtico flooring and soft, warm tones, lend a welcoming atmosphere that perfectly complements the home's blend of period charm and modern comfort.

Practical built-in cabinetry provides excellent storage and workspace, while a feature staircase leads to a mezzanine-level playroom - a fun and versatile area ideal for children, reading, or hobbies. This clever use of space adds both character and functionality. Whether used for family gatherings, informal dining, or as a cosy retreat adjoining the kitchen, it offers exceptional flexibility for modern living.



The open-plan living kitchen forms the heart of the home - a beautifully bright and spacious area designed for both everyday family life and entertaining. Defined by a high vaulted ceiling with skylights and a striking gable window overlooking the garden, the room is flooded with natural light, creating a warm and uplifting atmosphere. French doors open directly onto the terrace and garden beyond, offering a seamless flow between indoor and outdoor living spaces. The kitchen itself features a stylish range of bespoke cabinetry with granite worktops, a central island, and a traditional AGA that provides both charm and practicality. The thoughtful layout allows ample space for cooking, dining, and relaxing, with space for a large family dining table and an informal seating area. A blend of character and modern convenience, this open-plan space is ideal for family gatherings, social occasions, and relaxed day-to-day living





The staircase and landing form an attractive feature, linking the ground and first floor accommodation with a sense of openness and character. The staircase rises from the reception hall, framed by a turned wooden balustrade that adds warmth and traditional charm.

The landing itself extends the full length of the house, with windows along one side offering far-reaching views over open countryside - a reminder of the property's idyllic rural setting. These wide, elevated vistas provide a serene backdrop and fill the space with light throughout the day. Thoughtfully designed to enhance the sense of space, the landing also includes display and shelving areas, making it both practical and visually appealing

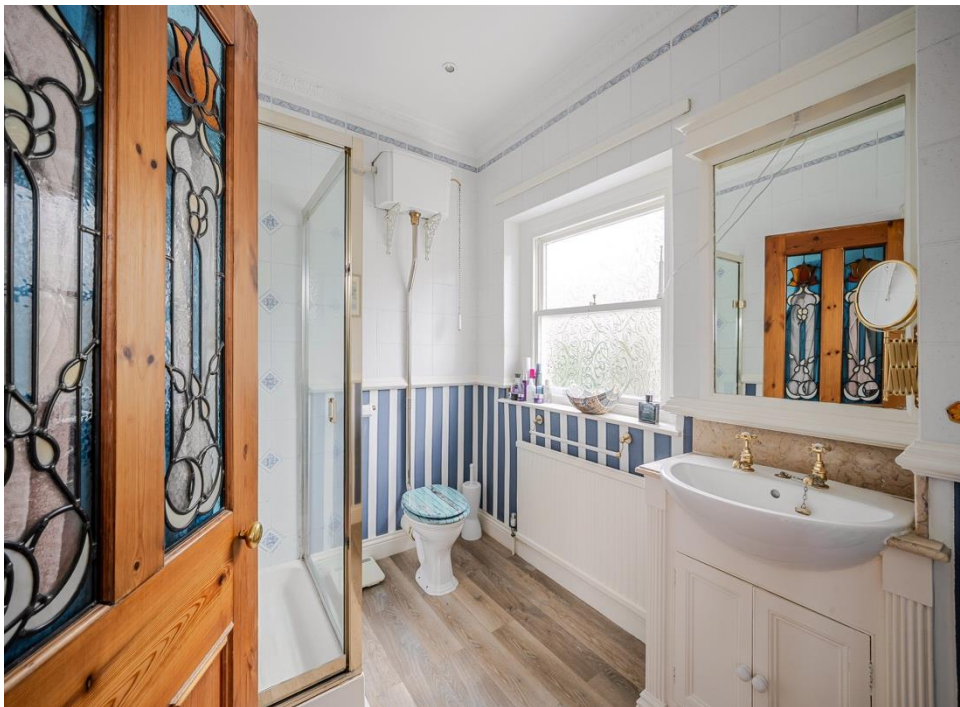




FIRST FLOOR

The principal bedroom is a beautifully proportioned and light-filled space, designed to make the most of the home's tranquil setting. A trio of tall sash windows floods the room with natural light while offering delightful views over the surrounding gardens and open countryside. Soft neutral décor and elegant detailing, including corniced ceilings and a feature striped wall, enhance the room's sense of calm and sophistication. Ample space for a seating or dressing area, makes it a perfect retreat at the end of the day.

The adjoining en-suite shower room is attractively styled with classic fittings and traditional detailing. It features a walk-in shower, a white vanity unit with inset basin, and a high-level flush WC, all complemented by part-tiled walls in a timeless blue-and-white scheme. The space is both functional and full of character, with a window ensuring plenty of natural light and ventilation. Together, the principal bedroom and en-suite combine period charm with everyday comfort.





The guest bedroom is a bright and generously sized double room, offering a peaceful outlook across the surrounding countryside. Dual aspect windows flood the space with natural light, while the soft, neutral décor creates a calm and welcoming atmosphere. There is ample space for freestanding furniture, alongside the built-in wardrobes providing excellent storage. The room's proportions make it ideal for visiting guests or as a comfortable family bedroom.



The house bathroom is stylishly appointed, combining contemporary design with a touch of classic charm. Featuring rich green metro tiling contrasted by light walls, the room has a fresh, elegant feel. A modern white suite includes a bath with overhead rainfall shower, wash basin set in a vanity unit, and low-level WC. Geometric patterned floor tiles and chrome fittings complete the look.



A further double bedroom provides a comfortable and characterful space, perfect for family or guests. Decorated in cheerful tones, it benefits from a good-sized window allowing in plenty of natural light. The room offers ample floor space for freestanding furniture and has a warm, welcoming feel - ideal as a child's bedroom or guest bedroom.




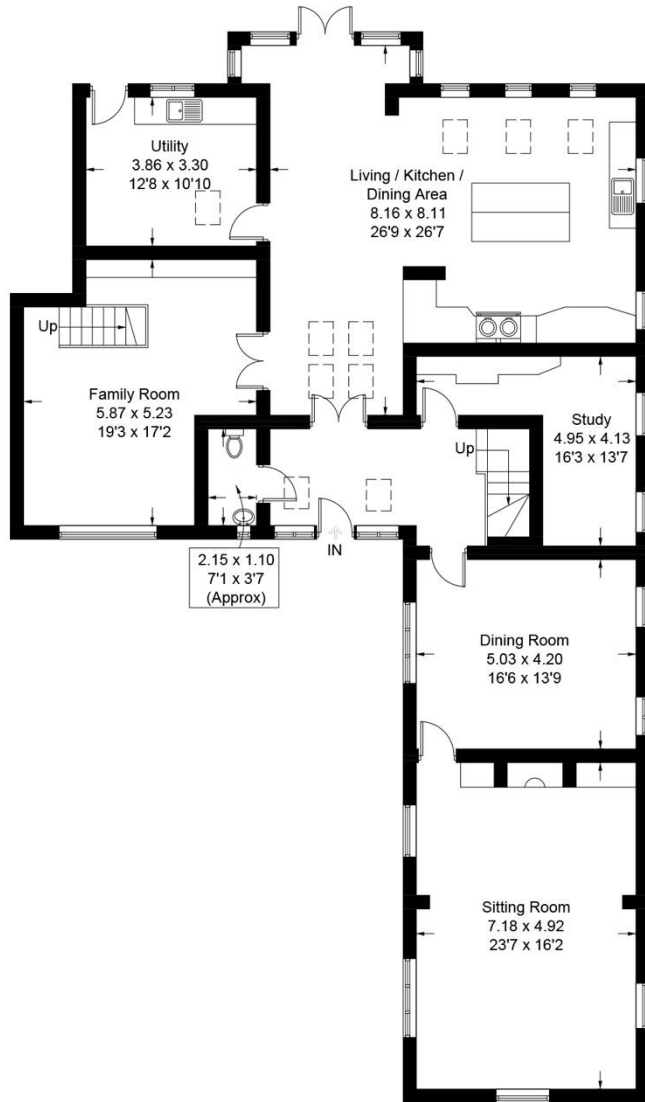
The attic room, currently used as an occasional bedroom, is a wonderfully versatile space tucked away at the top of the house. With sloping ceilings, exposed beams, and Velux windows that frame treetop and sky views, it has a cosy, private atmosphere. Built-in eaves storage runs along both sides, making clever use of the space, this charming area adds valuable flexibility to the home.

The Coach House, Brearton Lane, Nidd, Harrogate, HG3 3BN

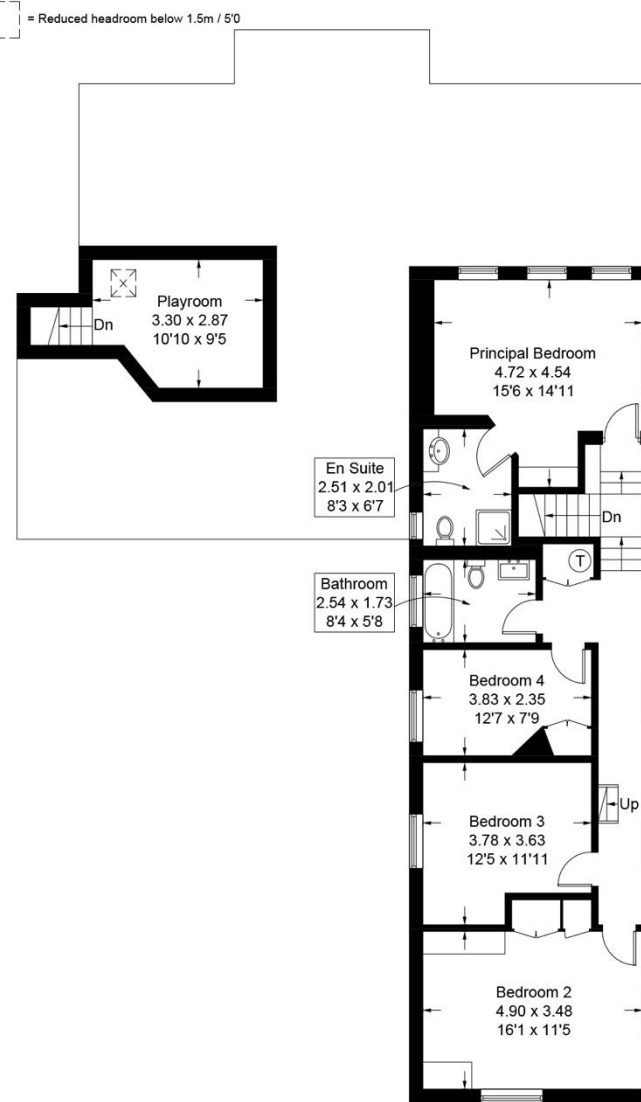


Approximate Gross Internal Area
 Ground Floor = 2059 sq ft / 191.3 sq m
 First Floor = 1067 sq ft / 99.1 sq m
 Second Floor = 201 sq ft / 18.7 sq m
 Total = 3327 sq ft / 309.1 sq m

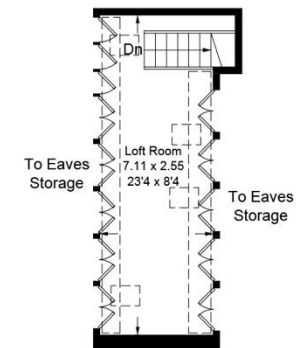
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

LOCATION

NIDD

Nidd is a small, picturesque village located approximately 6 miles from Harrogate in North Yorkshire. Nestled within the scenic Nidderdale countryside - an Area of Outstanding Natural Beauty the village takes its name from the River Nidd, which meanders gracefully through the surrounding landscape. The area is known for its tranquil charm, rolling farmland, and characteristic stone-built houses that reflect the timeless rural heritage of Yorkshire.

At the heart of Nidd stands the Church of St Paul and St Margaret, a modest yet elegant 19th-century building. Nearby lies Nidd Hall, a grand country house with roots stretching back to the 1820s. Once a private estate, it now operates as a hotel, blending historic architecture with modern comforts. The hall's gardens and parkland enhance the village's natural beauty, providing peaceful walks and views over the River Nidd valley.

HARROGATE

Harrogate lies just to the south of Nidd and serves as the nearest major town, providing a vibrant contrast to the quiet, rural character of the village. For residents of Nidd, Harrogate functions as both a cultural and economic hub - a place to shop, dine, and enjoy the town's famous spa heritage. Its elegant architecture, tree-lined streets, and landscaped parks such as the The Stray and Valley Gardens.

Over time, Harrogate's prosperity as a spa town has influenced nearby villages like Nidd, bringing improved transport links and opportunities while helping preserve the rural character of the area.

RIPON

Ripon lies to the north of Nidd, and provides a historical and cultural counterpoint to the quiet rural charm of the village. As one of the smallest cities in England, Ripon is steeped in heritage, centred around its magnificent cathedral. For the residents of Nidd, Ripon offers a nearby destination for shopping, leisure, and education, while still maintaining the friendly, small-town atmosphere that characterises much of North Yorkshire. Its weekly market, independent shops, and annual events

such as the Ripon Races draw visitors from surrounding villages, helping to sustain local connections across the region.

EDUCATION

Families living in Nidd have access to a range of well-regarded schools in the surrounding villages and nearby towns of Harrogate and Ripon. For younger children, several local primary options are within easy reach, including Ripley Endowed Church of England School, Burton Leonard Church of England School and Bishop Monkton Church of England School, all known for their welcoming communities and strong academic standards.

There are also several primary schools in Harrogate, Ripon and Knaresborough. Independent education is also available locally at Belmont Grosvenor School, a nursery and preparatory school set in beautiful countryside just outside Harrogate and Brackenfield School in Harrogate.

For secondary education, families in Nidd often look toward schools in Harrogate, Ripon and the wider Nidderdale area. Harrogate Grammar School and St Aiden's are popular choices, offering comprehensive education up to sixth-form level. In the nearby rural area, Nidderdale High School in Pateley Bridge serves many villages across the valley. Some families also apply for places at Ripon Grammar School, a selective state grammar offering both day and boarding options for ages 11-18. Private schooling is available locally at Ashville College, Harrogate Ladies College, The Grammar School at Leeds and Queen Ethelburga.

TRANSPORT LINKS

Roads:

Nidd enjoys excellent road connectivity for a rural village, making it both peaceful and accessible. The village sits just off the B6165, linking Knaresborough to Ripley and

Pateley Bridge, providing easy access to neighbouring communities and the beautiful Nidderdale countryside. Despite its tranquil setting, Nidd is conveniently close to major routes - most notably the A59, one of North Yorkshire's key east-west arteries.

This road connects Harrogate and Knaresborough to York in the east and to Skipton and the Yorkshire Dales in the west, offering residents and visitors direct links to both historic cities and spectacular landscapes.

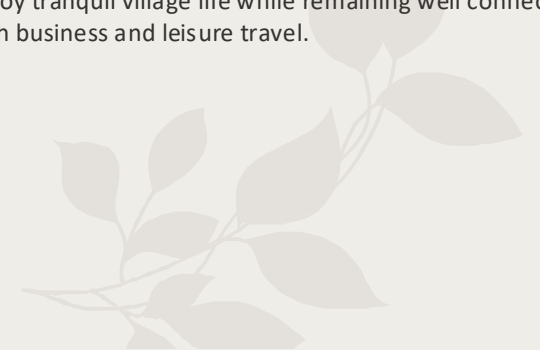
From Nidd, Harrogate can be reached in around ten minutes by car, while Ripon is roughly fifteen minutes to the north. The A1(M) motorway is also within easy reach via the A59 or A61, offering quick routes to Leeds, York, and Newcastle, as well as further south toward London. This combination of peaceful village roads and excellent regional connections makes Nidd an ideal location for those who value both rural tranquility and modern accessibility.

Trains:

The nearest stations are Knaresborough Station (around 5 miles away) and Harrogate Station (about 6 miles away). Both lie on the York-Harrogate-Leeds line, offering frequent services operated by Northern Rail. From these stations, passengers can reach Leeds in approximately 40 minutes, York in around 35 minutes, and London King's Cross in just over 2 hours. There are several through trains each day from Harrogate to London.

Airports:

The nearest airport is Leeds Bradford Airport, about 15 miles (30 minutes) away, offering frequent UK and European flights to destinations such as Amsterdam, Dublin, and Paris. For long-haul routes, there is a choice between Manchester Airport which is roughly 90 minutes by car and provides direct connections worldwide, including North America and Asia. and travelling from Leeds Bradford to Amsterdam Schipol which provides direct flights to far more locations worldwide. These two choices mean that residents of Nidd can enjoy tranquil village life while remaining well connected for both business and leisure travel.







GARDEN AND GROUNDS

The Coach House is approached via a cobbled driveway, offering off-road parking for several vehicles, and framed by mature hedging and well-stocked borders that create a welcoming sense of privacy upon arrival.

Set in a peaceful rural position, the house enjoys an idyllic outlook over open fields and rolling countryside, providing a constant connection to nature. To the rear, the principal gardens are a true highlight - beautifully landscaped and thoughtfully designed to maximise both privacy and enjoyment

A large stone terrace extends directly from the house, creating the perfect space for outdoor dining, entertaining, or simply relaxing while taking in the far-reaching views. Beyond, sweeping lawns are framed by mature trees, established shrubs, and colourful planting that bring seasonal variety and structure throughout the year.

There is plenty of space for children to play safely, for keen gardeners to cultivate, and for families to gather and entertain. Fruit trees and a vegetable area add productivity to the landscape, while the natural garden at the far end includes a chicken enclosure and a timber-built garden room - a versatile retreat ideal for home working, creative pursuits, or quiet contemplation among nature.

Together, these gardens form an exceptional outdoor setting - combining beauty, biodiversity, and practicality, creating a wonderful sense of space, seclusion, and rural serenity.

The property sits within the highly regarded village of Nidd, a picturesque and much sought-after community known for its attractive period homes, peaceful atmosphere, and excellent accessibility to Harrogate, Ripon, and surrounding countryside. The village is well-connected for country walks and outdoor pursuits, making it ideal for those seeking a balance of rural charm and modern convenience.

This idyllic setting also offers a fabulous and safe environment for children, with expansive gardens to explore, open green spaces nearby, and a friendly village community - the perfect backdrop for family life in the countryside.









Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water. Private drainage. Oil fired central heating

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E: Full copy of the energy performance certificate is available upon request

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: A1(M) 5 miles, Harrogate 5 miles, Ripon 10 miles, Pateley Bridge 12 miles, York 22 miles, Leeds 22 miles, (All mileages are approximate)

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