

HEBDEN LODGE

Dacre Banks, Harrogate

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Superb, detached period house in the heart of a desirable village within comfortable reach of Harrogate, Leeds and York

*Pateley Bridge 4 miles • Harrogate 11 miles • Leeds 22 miles
York 28 miles*

Vestibule • entrance and staircase hall • cloakroom •
2 reception rooms • kitchen/family room • garden/dining
room • cellars

Principal bedroom suite with bathroom • 3 further
bedrooms • family bathroom

Double garage • gated drive

Gardens and grounds

In all 0.3 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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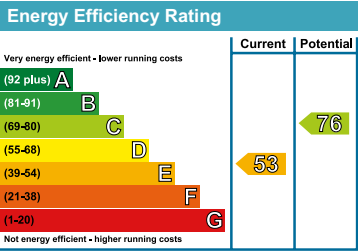
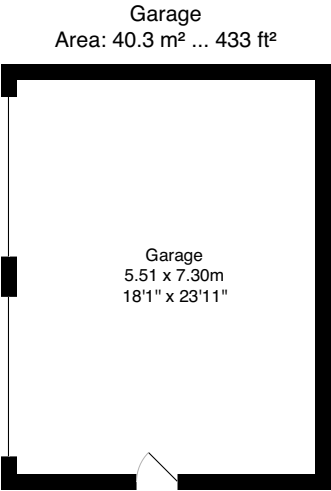
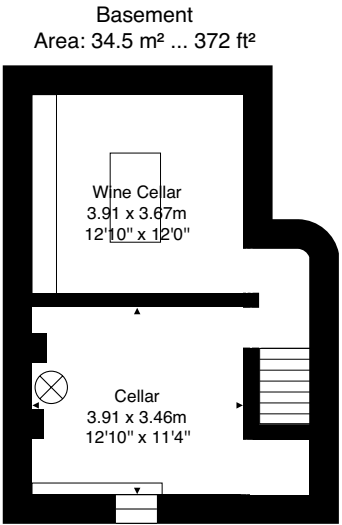
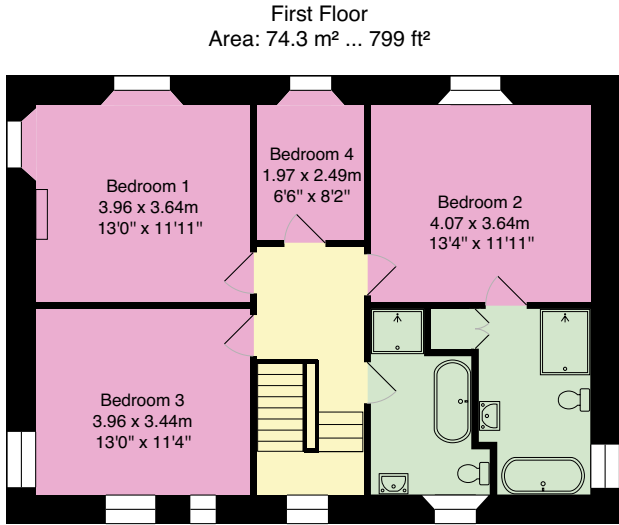
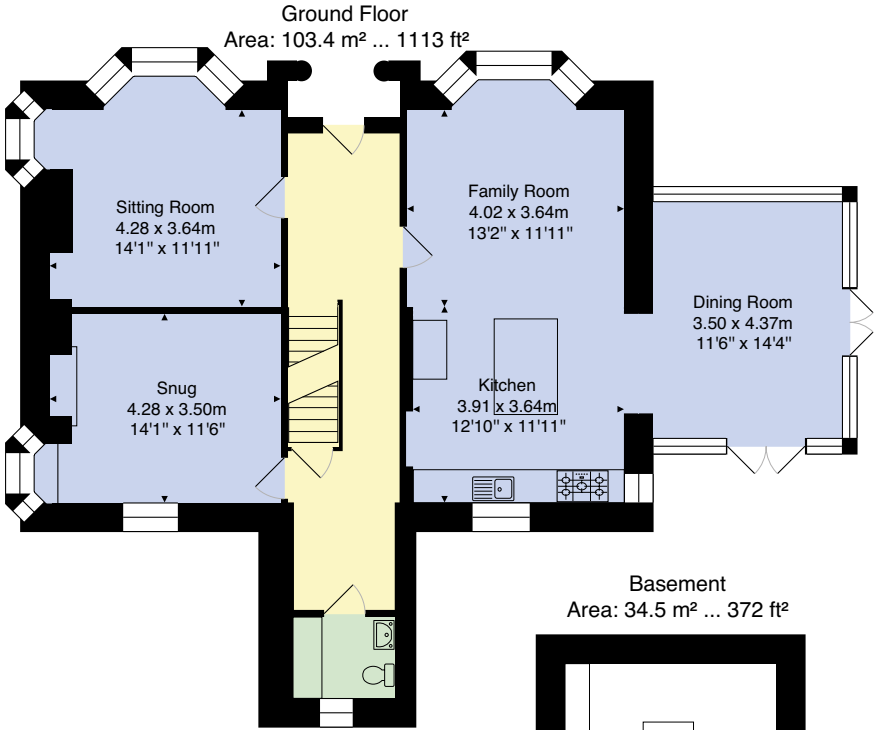
Hebden Lodge, Dacre Banks, Harrogate HG3 4EW

Approximate Gross Internal Floor Area

Main House - 178 Sq M / 1912 Sq Ft - (Excluding Garage & Basement)

Total - 252 Sq M / 2717 Sq Ft

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

Hebden Lodge is a beautifully proportioned country house of a refreshingly manageable scale, dating from 1868 as recorded by the date stone. The handsome front elevation, framed by wisteria, creates an immediate impression with its perfectly symmetrical design, two bays and central projecting stone porch with moulded entablature. Internally, the rooms are generous in scale and well balanced, with tall sash windows drawing in natural light and framing views across the landscaped gardens. In recent years, the property has been comprehensively renovated and sympathetically restored, combining elegant period character with the practical requirements of contemporary family life.

- Detached, double-fronted house
- Mid Victorian and not listed
- Living accommodation arranged over 2 floors plus cellars
- Stylish interiors appointed with high spec fixtures and fittings
- Landscaped gardens wrap around the house
- Double garage and gated parking
- Nidderdale location within the wider Yorkshire Dales landscape



Tenure: Freehold

EPC Rating: E

Council Tax Band: G

Services & Systems: Gas-fired central heating, mains electricity, water and drainage

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

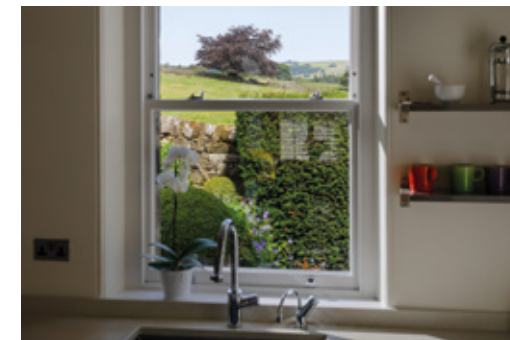
Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Hebden Lodge is constructed of dressed stone beneath a hipped slate roof, with stone gable-end chimneys. The symmetrical façade centres around the entrance, where an arch of dressed stone rests above a pair of polished stone columns with classical detailing. A formal pathway leads through the front garden to the stone steps and entrance threshold. Period features are retained throughout the house, having been carefully restored and elegantly incorporated into the interiors.

Period features include ornate dental corning, decorative mouldings, tall sash windows, fireplaces on both floors, polished floorboards, deep skirting boards and panelled doors with original door furniture. A particularly impressive staircase features finely turned spindles and an elegant handrail, terminating in a spiral volute.

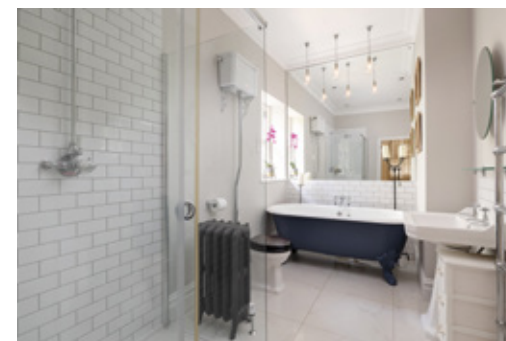
The sitting room is a light-filled living space with two bay windows, an ornate fireplace with cast iron grate, decorative corning and mellow wood flooring. Behind, a snug enjoys views across the side and rear gardens and features a stone fireplace housing a wood-burning stove. Two useful cellar rooms provide valuable storage, including a dedicated wine cellar.

At the heart of the house is the open-plan kitchen and family room, which flows seamlessly into the orangery. The spaces are unified by a stone flagged floor with underfloor heating and are bathed in natural light from every aspect. The handmade kitchen features a fitted breakfast bar and pantry cupboard, an island unit with wine cooler, marble work surfaces, inset stainless steel sink, boiling water tap, water filter, space for a dual-fuel range cooker and fridge freezer together with an integrated dishwasher.



The orangery provides an ideal dining space with views across the colourful and private walled courtyard garden.

The turning staircase rises past an arched stained-glass window on the half landing, offering far-reaching views across the surrounding countryside. The principal bedroom suite is double aspect and comes with a cast-iron column radiator and ornate fireplace; the bathroom includes a large walk-in shower, free-standing roll-top bath with claw feet and heritage-style pedestal wash hand basin. Three further bedrooms, each enjoying attractive views, are served by the house bathroom, which includes a slipper bath, walk-in mains-fed shower and pedestal wash hand basin, again with views across open countryside.



Outside

Hebden Lodge is set back behind a low stone wall and mature hedging, providing privacy from the road. Ornate wrought-iron electric gates set within stone gate posts open onto the gravel drive, providing ample parking and leading to a detached double garage constructed of stone beneath a slate roof, complete with electric vehicle charging point.

The mature landscaped gardens wrap around the house, enclosed by stone walls and offering a high degree of privacy. At the front, the formal garden features manicured lawns edged with clipped box hedging. To the side the gardens are terraced with stone landscaping.

To the rear, a paved terrace is sheltered by a row of silver birch trees bordering the high boundary wall, raised brick beds are abundantly planted with colourful perennials, there are gravel pathways, ornamental shrubs, a garden pond with a tumbling water feature, and steps rising to a stone fireplace. Beyond, are views across rolling countryside where patchwork fields are divided by traditional drystone walls.



Environs

Hebden Lodge sits within Dacre Banks, a desirable rural village in the Nidderdale area with a picturesque setting close to the river Nidd, with riverside walks and beautiful countryside on the doorstep. The local village amenities are plentiful and include a village store, The Royal Oak Inn, a garage/petrol station and a GP surgery. There are also tennis, cricket and bowling clubs. Less than a mile away is the neighbouring village of Summerbridge where there is a primary school, post office, butchers and convenience store. Excellent schools, both state and private, are very accessible.

The spa town of Harrogate offers a broader range of high street facilities and independent shops, as well as supermarkets, leisure facilities, bars, restaurants and a railway station offering connections to Leeds and York.

Grantley Hall, just eight miles away, and open to non-residents is a gastronomic getaway and has recently won the global title of Best Spa Hotel in the UK.

Directions

Leaving Summerbridge, follow the B6451 and continue up the hill towards Dacre. The road narrows to a single lane, and Hebden Lodge is located on the right-hand side before you leave the village.

What3words: ///racked.asterisk.tearfully

Viewing

Strictly by appointment.



ESTABLISHED 1992



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