DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Holly Thorpe, The Raikes, Wilsill, Harrogate, HG3 5EF

An outstanding four bedroom contemporary home of Scandinavian design with over 2800 sqft of accommodation constructed over three floors in a prime rural setting which maximises the Nidderdale aspects also boasting a high specification with energy efficiency at its heart.

Kings House, 13 High Street, Pateley Bridge, HG3 5AP
Tel: 01423 711010
Email: pateley@dacres.co.uk

dacres.co.uk







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Holly Thorpe, The Raikes, Wilsill, Harrogate, North Yorkshire, HG3 5EF

This property is being sold via The Modern Method Auction

Guide Price: £650,000

- Outstanding detached contemporary home
- Magnificent Sitting room
- Large family kitchen / separate dining room
- Two impressive balconies
- Four double family bedrooms
- Bathroom / separate shower room
- Large home office /games room / store room
- Integral garage plus large private gardens







General remarks

Built in the early 1980s to an exacting timber framed and stone clad specification with triple glazing and gas fired heating with a heat recovery system with air filters and water heating this outstanding family home has been positioned to maximise Dales aspects from principal windows and two sheltered balconies.

The Danish company Hosby Homes were, in the early 1980s, at the cutting edge of eco house building introducing design and insulation standards only recently matched by architects and niche developers. Holly Thorpe is a prime example of this genre revealing light and spacious accommodation arranged over three floors in a delightful semi-rural setting.

On the upper ground floor a welcoming reception hall leads to spacious and well-appointed dining kitchen and a separate dining room off which lies a balcony ideal for alfresco entertaining. Two family bedrooms are served by a stylish house shower room and there is the additional comfort of a utility room and adjoining drying / boiler room.

A magnificent family sitting room with vaulted ceilings and a large balcony is located on the first floor along with the principal double bedroom / dressing room, a further double bedroom and a luxury house bathroom.

Finally on the lower ground floor a games room and large home office have the added comfort of a separate secure store room and integral garage.

Off road parking is provided on a private driveway with steps leading to seating and garden areas adjoining the main entrance hall. The rear gardens are predominantly lawned, with large patio area, and form ideal and safe play areas for children and pets.

This delightful rural setting enables ease of access to a wide range of amenities in Pateley Bridge with road public transport links into Harrogate and further afield on the B6165

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

EPC TO ADD









Contact us

01423 711010

pateley@dacres.co.uk

Directions

Proceeding out of Pateley Bridge towards Harrogate on the B6165, upon entering Wilsill turn left up The Raikes where the property will be identified on the right hand side by our for sale board.

What3Words bead.twice.chicken

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Private driveway and integral garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: PAT250093