



BOBBIN MILL COTTAGE
Glasshouses, Near Harrogate

Carter Jonas

BOBBIN MILL COTTAGE, GLASSHOUSES, HG3 5QQ

Pateley Bridge – 2 miles

Ripon – 10 miles

Harrogate – 12½ miles

Bobbin Mill Cottage is believed to have been built some time prior to 1840 as part of a traditional Nidderdale mill complex that manufactured bobbins as well as milling corn. The mill itself was demolished in the 1920's and all that remains is Bobbin Mill Cottage and the neighbouring property High Fold which owns and maintains the mill pond. Exploiting the abundance of natural spring water, the gardens were also used to house a trout farm in the past.

This beautiful home with a recently replaced roof briefly comprises an entrance vestibule leading to a welcoming snug with feature fireplace with log burner, adjacent to this is the home office and also a guest cloakroom. The heart of the cottage is a superb dining kitchen with shaker style fittings, integrated appliances and a gas fired Aga. An elegant sitting room with feature fireplace and log burner completes the ground floor accommodation.

At first floor level is the principal bedroom enjoying incredible views over the mill pond and across the valley, features a modern en suite shower room and there are then three further bedrooms all with different but beautiful views and a stylish house bathroom.

Nestled to the east of the cottage is a skilfully created detached annexe ideal for a dependant relative. Comprising a spacious sitting/dining room, well appointed kitchen, a ground floor double bedroom, modern shower room and a mezzanine bedroom with easy access to the storage loft.

A SYMPATHETICALLY EXTENDED 4 BEDROOM PERIOD DALES COTTAGE TOGETHER WITH A FABULOUS 2 BEDROOM DETACHED ANNEXE WITH THE ADDITION OF A SUBSTANTIAL DETACHED OUTBUILDING, ALL SET IN JUST OVER ¾ OF AN ACRE OF MAGNIFICENT GARDENS IN A UNIQUE TRANQUIL RURAL SETTING OVERLOOKING THE ORIGINAL MILL POND AND WITH INCREDIBLE FAR REACHING VALLEY VIEWS.



Bobbin Mill Cottage benefits from a combination of ornamental lawns, seating areas, floral beds all stretching around the north east bank of the millpond which make for tranquil spaces in which to relax. There is a substantial detached barn with new windows, lighting and power offering further development options (subject to planning).

The millpond and perimeter woods belong to the neighbouring property and ensure that the privacy of Bobbin Mill Cottage is protected. The setting in open countryside to the south of the villages of Glasshouses and Bewerley is perfect for the buyer seeking a combination of privacy and ease of access to excellent facilities in Pateley Bridge and major commercial centres of West and North Yorkshire.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: Mains gas, spring water source, electricity with drainage to a shared septic tank and fibre broadband.

Viewings: By appointment through the selling agents..

Directions - HG3 5QQ: Proceed towards Pateley Bridge from Harrogate and upon reaching the crossroads turn left signposted into the village of Glasshouses. Continue past the green and down the hill, passing the primary school on the right hand side continue over the bridge then turn immediately left. Take the first right hand turn following the lane to the very end where the property can be found on the left hand side.





Annexe

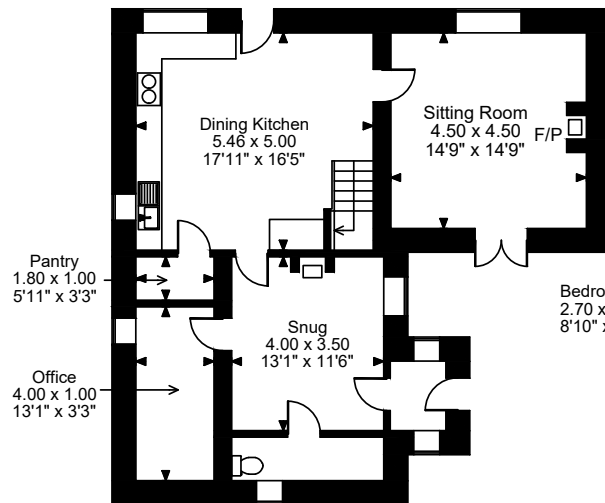
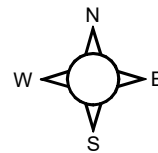


Annexe

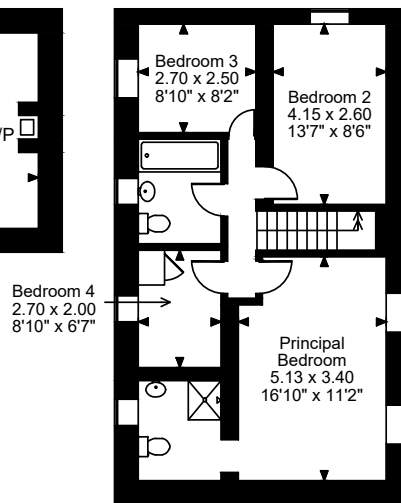


Annexe

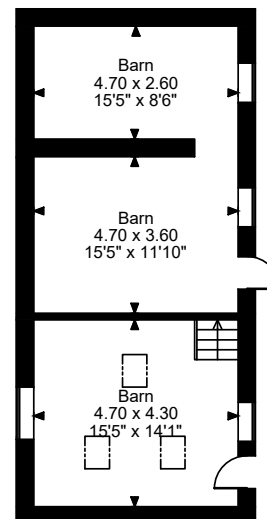
Bobbin Mill Cottage, Glasshouses
Approximate Gross Internal Area
Main House = 1,509 sq ft / 140 sq m
Annexe = 594 sq ft / 55 sq m
Barn = 741 sq ft / 69 sq m
Total = 2,844 sq ft / 264 sq m



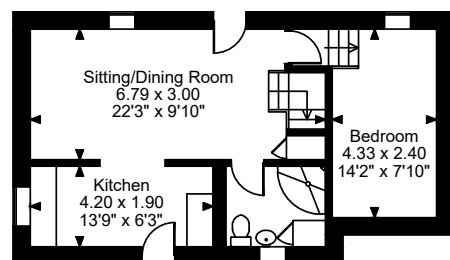
Ground Floor



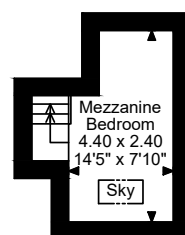
First Floor



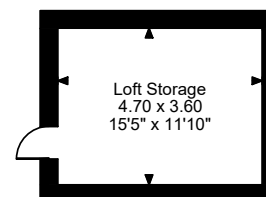
Barn Ground Floor



Annexe Ground Floor



Annexe First Floor



Barn First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		118
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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