



# EAST HOUSE

SMELTHOUSES, NEAR HARROGATE, HG3 4DJ

An impressive and versatile portfolio of properties in a delightful Nidderdale setting amounting to circa 3.5 acres of gardens, woodland and paddocks with extensive outbuildings: EAST HOUSE - a four / five bedroom period family home (over 2743 sqft) DIPPER BANK - a three bedroom barn conversion (over 1700 sqft) with additional development potential and THE OLD SMITHY - a self-contained one bedroom annexe (530 sqft).

**GUIDE PRICE:** £1,250,000

**DACRE, SON & HARTLEY**  
EST. 1820

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# GENERAL REMARKS

East House is a historically significant Dales home nestling in a peaceful woodland setting which in the 19th Century was a hotbed of industrial activity centred around a thriving flax mill.

After 50 years in the same family ownership, this intriguing group of properties now offers the opportunity for multi-generational occupation, a valuable stream of rental income or home business use to suit the needs of the new owners who will seek to carry out their own programme of improvement works to these characterful dwellings.

Approached via a private driveway alongside the beck which was the source of power for the local mills, EAST HOUSE is a commanding Victorian residence revealing gracious reception rooms, a large family kitchen which connects with a utility / boot room and split-level upper floor accommodation providing in all four / five bedrooms and two bathrooms. At lower ground floor level two excellent vaulted cellars (16' x 12' and 11' x 9') provide useful storage (internal floor area 2743 sqft excluding cellars).

Connected to East House, THE OLD SMITHY is a self-contained first floor apartment; ideal for guest or dependant relative accommodation and comprising an open plan living room and a bedroom along with a kitchen and bathroom (520 sqft) beneath which is located a useful range of storerooms.

To the rear of East House and accessed via a shared courtyard lies DIPPER BANK; an impressive detached barn conversion currently providing over 1800 sqft of living and bedroom space with three reception rooms / three bedrooms and a private courtyard garden overlooking Fellbeck. There is the potential to develop an additional 1340 sqft of accommodation within an attached barn / mezzanine area and garage (subject to planning consents). Finally, to the rear lies a useful stone outbuilding comprising a carport (14'6" x 12'3") and storeroom (14'9" x 8'9").



Harrogate 11 miles – York 29 miles – Leeds 28 miles

**In recent years a regular rental income stream of £24,000 has been derived from The Old Smithy and Dipper Bank and both properties are sold subject to rolling contract tenancies - further details available on request.**

Looking from the bridge over Fellbeck towards East House it is difficult to envisage the industrial heritage of this tranquil rural setting which is remarkably convenient for those seeking to access amenities in Harrogate, Ripon or Pateley Bridge with excellent road links into the major commercial centres of West and North Yorkshire.

Mature gardens have been dramatically landscaped over the years with a combination of lawns and woodland connected by cleverly designed pathways beyond which are situated a woodland area and an enclosed paddock and field including a stone barn - the total site area amounts to 3.59 acres or thereabouts.





EAST HOUSE



DIPPER BANK



THE OLD SMITHY



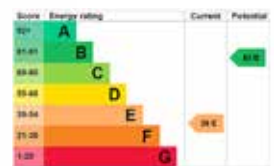
OUTBUILDINGS



## EAST HOUSE



# EAST HOUSE & THE OLD SMITHY



East House

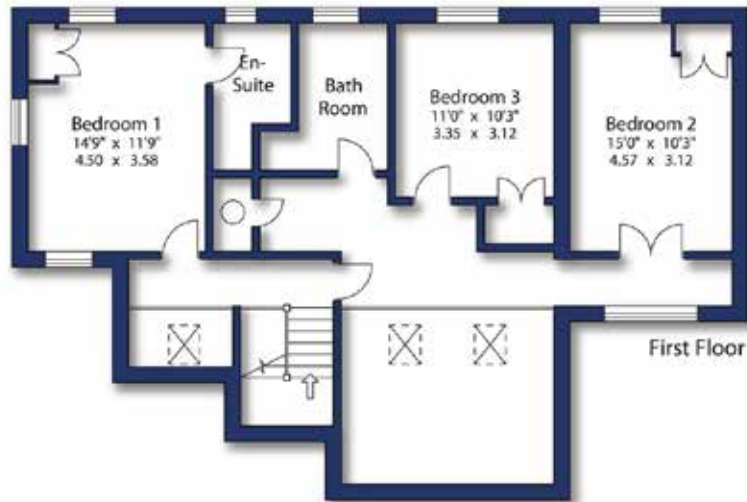
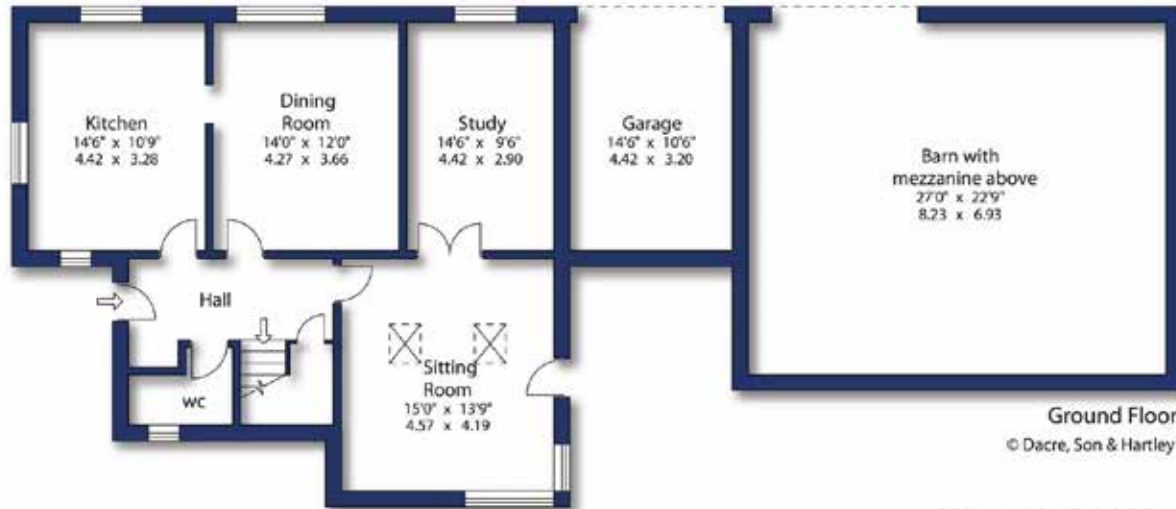
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## DIPPER BANK

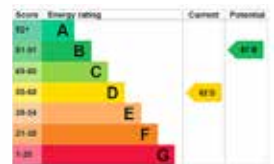


# DIPPER BANK



## DIPPER BANK

Approx Gross Floor Area = 1723 Sq. Feet  
= 160.1 Sq. Metres



Dipper Bank





## DIRECTIONS

Proceeding from Pateley Bridge towards Harrogate, take the first left after Wilsill to Smelthouses. The property can be found on the left just after the bridge over Fellbeck.

## VIEWING

Please contact the agent's Pateley Bridge office on **01423 711010**. Alternatively, Paul Baxter can be reached on **07970844998** or by email **pdb@dacres.co.uk**

## LOCAL AUTHORITY & COUNCIL TAX BAND

- Harrogate, North Yorkshire
- Council Tax Bands: East House H, Dipper Bank F, Old Smithy B

## TENURE

- Freehold
- Mains electricity and water, private drainage
- Off road parking and garaging

## 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 £24.00 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.

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