



# Saddler Grange

Spinner Lane, Clint, Harrogate, North Yorkshire

## A fine period smallholding with superb equine facilities and approx. 10 acres in an idyllic rural setting.

A delightful stone-built family home with plenty of character, that has been renovated to provide beautiful light and airy modern accommodation with high-quality fittings throughout. Set in a peaceful rural position five miles from bustling Harrogate, the property also benefits from extensive grounds with multiple seating areas and outbuildings.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**3 SHOWER ROOMS**



**2 GARAGES & CARPORT**



**APPROX. 10 ACRES**



**FREEHOLD**



**RURAL**



**4,386 SQ. FT  
(407.5 SQ M)**



**GUIDE PRICE  
£1,950,000**



### The property

Originally two barns that have been connected, this charming property has been extensively renovated and offers thoroughly attractive and flexible modern living, while retaining plenty of character features. The heart of the home is the magnificent open-plan kitchen with dining area and sitting area that is split into three levels and extends to 29ft. This impressive space includes a part-vaulted ceiling with Farrow & Ball painted wooden eaves and skylights overhead that floods this room with natural light throughout the day. The kitchen and dining area has beautiful limestone flagstone flooring with underfloor heating. The dining area has a splendid stone-built fireplace with inset Aga multi burning stove and a stable door that leads to one of the outdoor private seating areas. Steps lead down to the kitchen with bespoke hand painted units and complementing granite work surfaces, integrated appliances, a central island, Aga and Belfast sink. The mezzanine level above the kitchen features a comfortable snug, providing further space in which to relax.

The living space continues to the central sunny garden room, with wooden flooring, vaulted ceiling and dual French doors opening onto the formal gardens. There is a generously proportioned sitting room with feature stone wall, modern fireplace and full-height windows that invites the natural light from the south facing gardens.

The principal bedroom benefits from extensive built-in storage and contemporary en suite shower. Also on the ground floor is a second en suite bedroom, ideal for guests. Upstairs you will find the two remaining double bedrooms also with built-in storage, as well as a family shower room.

Completing the accommodation is a useful utility room and cloakroom.



## Outside

Remote controlled electric gates open to the gravelled driveway that provides plenty of parking space in front of the house and leads to the outbuildings, which include the detached garaging block with its two individual garages and double carport or hay store. The house is set on a generous plot surrounded by fields and paddocks with far-reaching views across the open countryside. The splendid garden is bordered with dry stone walls and includes rolling lawns, various mature trees and established hedgerows, with multiple seating areas including the beautiful Breeze House Oval Safari African Hut. The lawns extend down to a superb entertaining area which is ideal for al fresco dining with a bespoke cream Arabian style sail providing shelter and shade from the southwest sun. The fabulous equine facilities include a covered Monarch horse walker, five timber stables with self-filling water troughs. There is a spacious tack room and feed store area with kitchen facilities. Complementing the stabling is a 40 x 20 enclosed Menage which has energy efficient low-voltage lighting and leads to a purpose-built enclosed cross-

country field providing further space for training and exercising horses.

## Location

The property is in a beautiful rural setting, five miles north of Harrogate and surrounded by stunning North Yorkshire countryside offering plenty of footpaths and bridlepaths that offer the rider and walker instant accessibility to country lanes and paths. The village of Ripley is just two miles away, offering various everyday amenities, including a local shop, a pub and a primary school, while Harrogate has a wider variety of shopping, plus a choice of supermarkets. There is an array of excellent facilities in Harrogate, including a number of superb Golf Clubs, cultural attractions such as the famous Bettys Tea Rooms.

There is a fine choice of schooling in the area, including superb primary schools in Kettlesing and Birstwith as well as the outstanding-rated Hampsthwaite C of E Primary School and the prestigious private school, Belmont Grosvenor School. Harrogate's mainline station provides services to London King's Cross, while the A1(M) is 11 miles away.



## Distances

- Ripley 2.1 miles
- Harrogate 5.4 miles
- Knaresborough 6.8 miles
- Ripon 9.5 miles

## Key Locations

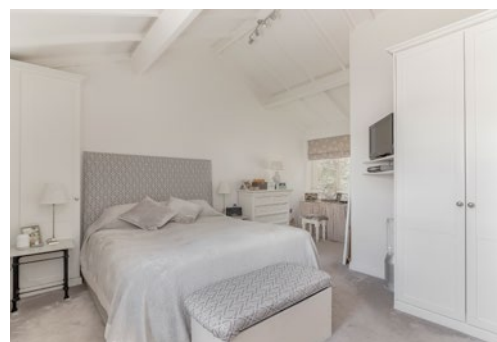
- Harrogate (historic spa town)
- Ripon (cathedral city)
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)

## Nearby Schools

- Ripley Endowed CofE Primary
- Hampsthwaite CofE Primary
- Birstwith CofE Primary
- Belmont Grosvenor Primary
- St. Aidans CofE Secondary
- Rossett School Secondary
- Harrogate Grammar Secondary
- St. John Fishers Catholic Secondary

## Nearby Stations

- Harrogate
- Starbeck
- Hornbeam Park
- Knaresborough





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

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## Floorplans

Main House internal area 2,339 sq ft (217 sq m)

Garage/Store/Stable internal area 2,047 sq ft (190 sq m)

Total internal area 4,386 sq ft (408 sq m)

For identification purposes only.

## Directions

HG3 3HL

///What3words: report.eggplants.awesome

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity, water and drainage. Oil-fired central heating. CCTV.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** D

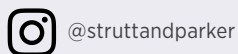
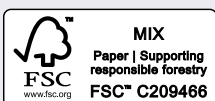
## Harrogate

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