



Dougill Hall, Summerbridge
Harrogate, North Yorkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Dougill Hall Summerbridge Harrogate North Yorkshire HG3 4JR

A fine Grade II* listed country home with a one-bedroom annexe and detached stone barn, set in an Area of Outstanding Natural Beauty in an enviable North Yorkshire location.

Pateley Bridge 4.3 miles, Harrogate 9.3 miles, Harrogate mainline station 9.7 miles, A1(M) (Jct 47) 14.6 miles, Leeds Bradford Airport 16.3 miles

Drawing room | Snug | Dining room | Breakfast kitchen | 2 Utility rooms | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 1 en suite | Bedroom/cinema room | Bedroom/study | Family bathroom | Annexe with sitting room, kitchen, 1 bedroom & bathroom

Barn | Stables with store/workshop | Double garage | Gardens of approx 1.5 acres

Approx. 4 acres available by separate negotiation

EPC Rating E

NO ONWARD CHAIN

The property

Dougill Hall is a handsome Grade II* listed country home, dating back to 1722, that has been meticulously updated and restored by the current owners, creating a very comfortable family home of almost 5,000 sq. ft. It features impressive stone elevations, while inside there is a wealth of splendid period features, including exposed timber beams and stonework and stone mullioned windows, combined with elegant modern fittings and décor.

The ground floor offers three comfortable reception rooms, including the beautiful wood-panelled drawing room and the snug with its wooden flooring and stone-built fireplace, fitted with a woodburning stove. There is also a formal dining room with flagstone flooring, which leads into the kitchen with its modern fitted units, central island with breakfast bar, range cooker, wine cooler and integrated dishwasher.

On the first floor there are three bedrooms off the spacious landing, including one which is ideal for use as a study, and a luxurious bathroom with walk-in shower and standalone bath. Also, a useful walk-in airing cupboard and storage room.

The second floor provides four additional double bedrooms, including the principal bedroom with its beautiful, luxury en suite bathroom. One further bedroom is en suite, while one of the second-floor bedrooms is currently used as a cinema room.

The property benefits from a self-contained annexe, known as The Cooling House, at the rear of the main house. It is ideal for use as a holiday rental and includes a well-presented sitting room, a fully equipped kitchen with integrated AEG appliances, plus one double bedroom and a bathroom with an over-bath shower, offering an additional 450 sq. ft of living space.







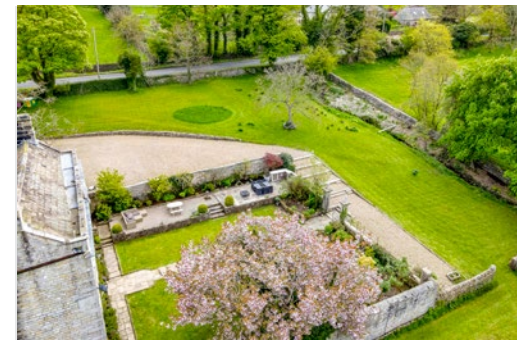


Outside

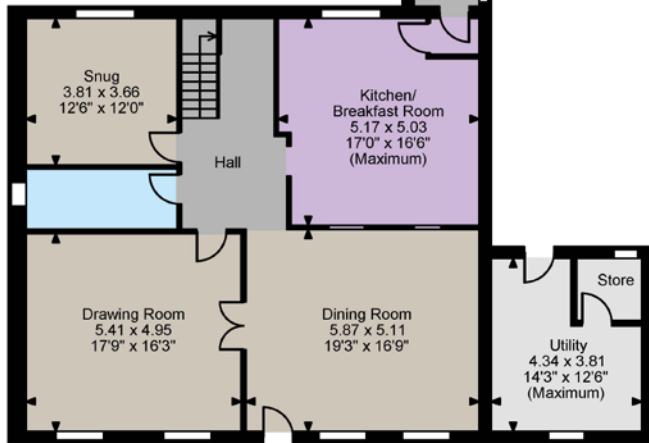
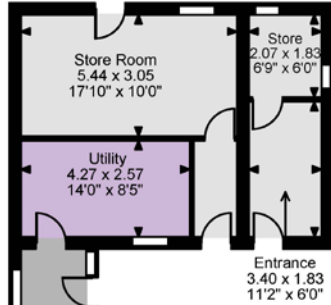
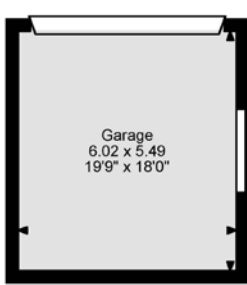
The house is set in approx. 1.5 acres with well stocked formal gardens which lie to the front of the property bordered by a stream to the east. The gravel driveway at the front provides plenty of parking space for residents and guests alike, while there is separate access to a large stone barn and stables. The barn measures approx. 2,700 sq. ft, with the stables block including five stables and a large store and workshop, offering the potential to extend the living space further (STP). A second shared private driveway provides access to a double garage.

The house itself has a beautiful south-facing walled garden with a sundial and a pristine lawn along with a large area of paved and gravel terracing, for al fresco dining.

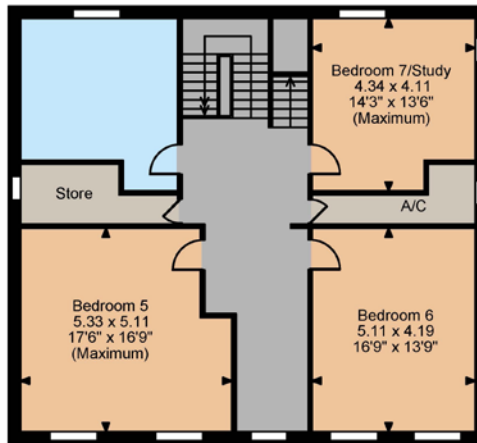
The property also offers four acres of grassland that is available by separate negotiation.



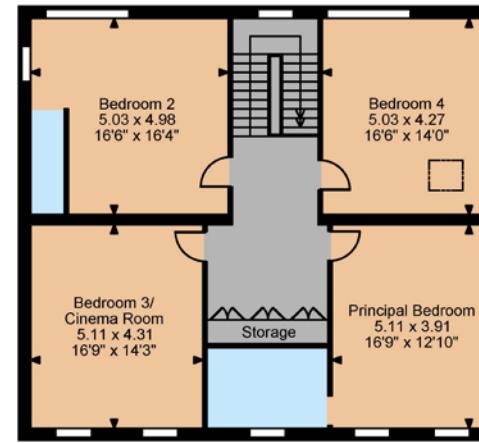
Dougill Hall Summerbridge, Harrogate
Total internal area 7,792 sq ft (724 sq m)



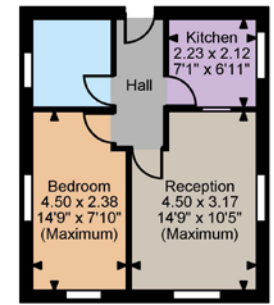
Ground Floor



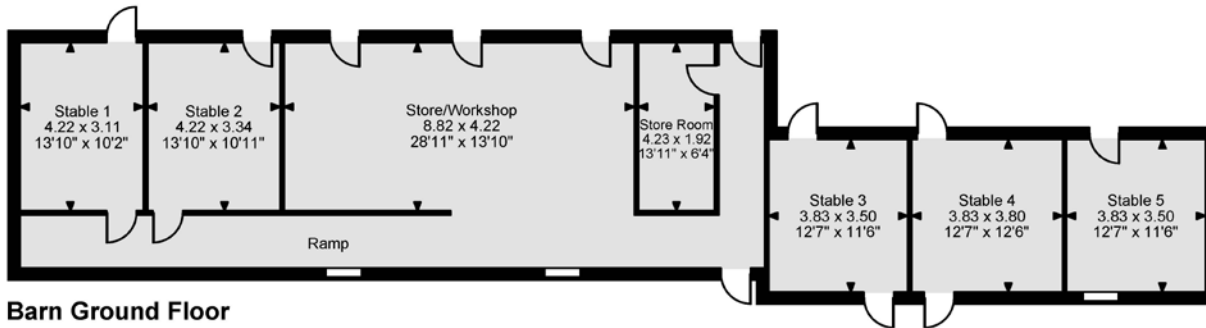
First Floor



Second Floor



The Old Cooling House



Barn Ground 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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Location

Dougill Hall is set in a secluded and peaceful position, surrounded by breathtaking rolling countryside in the heart of the Nidderdale Area of Outstanding Natural Beauty. The charming and historic market town of Pateley Bridge provides a range of everyday amenities including local shops, small supermarkets and a variety of restaurants, pubs and cafés.

The nearest primary school is in Summerbridge, while there is further schooling in Pateley Bridge including, for secondary, Nidderdale High School. The independent Belmont Grosvenor School is also within easy reach. Harrogate offers further excellent shopping, leisure and cultural facilities, and several supermarkets.

The A1(M) is 14 miles away, while mainline rail services can be accessed at Harrogate.





Directions

what3words: ///tokens.mulled.putts

General

Local Authority: North Yorkshire Council
Services: Mains electricity and water. Private drainage which we believe to be compliant with current regulations.

Main house: Oil-fired central heating.
Cottage: Electric central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,350,000

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Harrogate

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