



VERITY
FREARSON

EAST HOUSE, DIPPER BANK & OLD SMITHY, SMELTHOUSES, HG3 4DJ

£1,450,000

EAST HOUSE, DIPPER BANK & OLD SMITHY

Smelthouses, HG3 4DJ

This is a unique opportunity to purchase three self-contained properties, providing over 6,000 sq ft of accommodation in total, situated within attractive and mature gardens, together with a paddock, woodland, and field, in total extending to approximately 3.39 acres.

The main house, East House, comprises an impressive double-fronted period property dating from the 1870s and provide substantial and characterful accommodation with five / six bedrooms and large living areas. To the rear of the main house there is Dipper Bank which is a self-contained three-bedroom detached barn conversion which extends to 1,800 square feet. The third residence forming part of this property is Old Smithy, a self-contained one-bedroom first-floor apartment with private entrance, located at the rear of the main house. The three properties sit within attractive and substantial gardens, where there are various sitting areas and a stream running alongside the property.

The garden leads to a woodland area, paddock, and field, in all extending to approximately 3.39 acres. There are various storerooms, a garage and a substantial barn that has significant potential for further development, subject to obtaining the necessary consents.

This is the first time in over 50 years this property has been brought to the market.



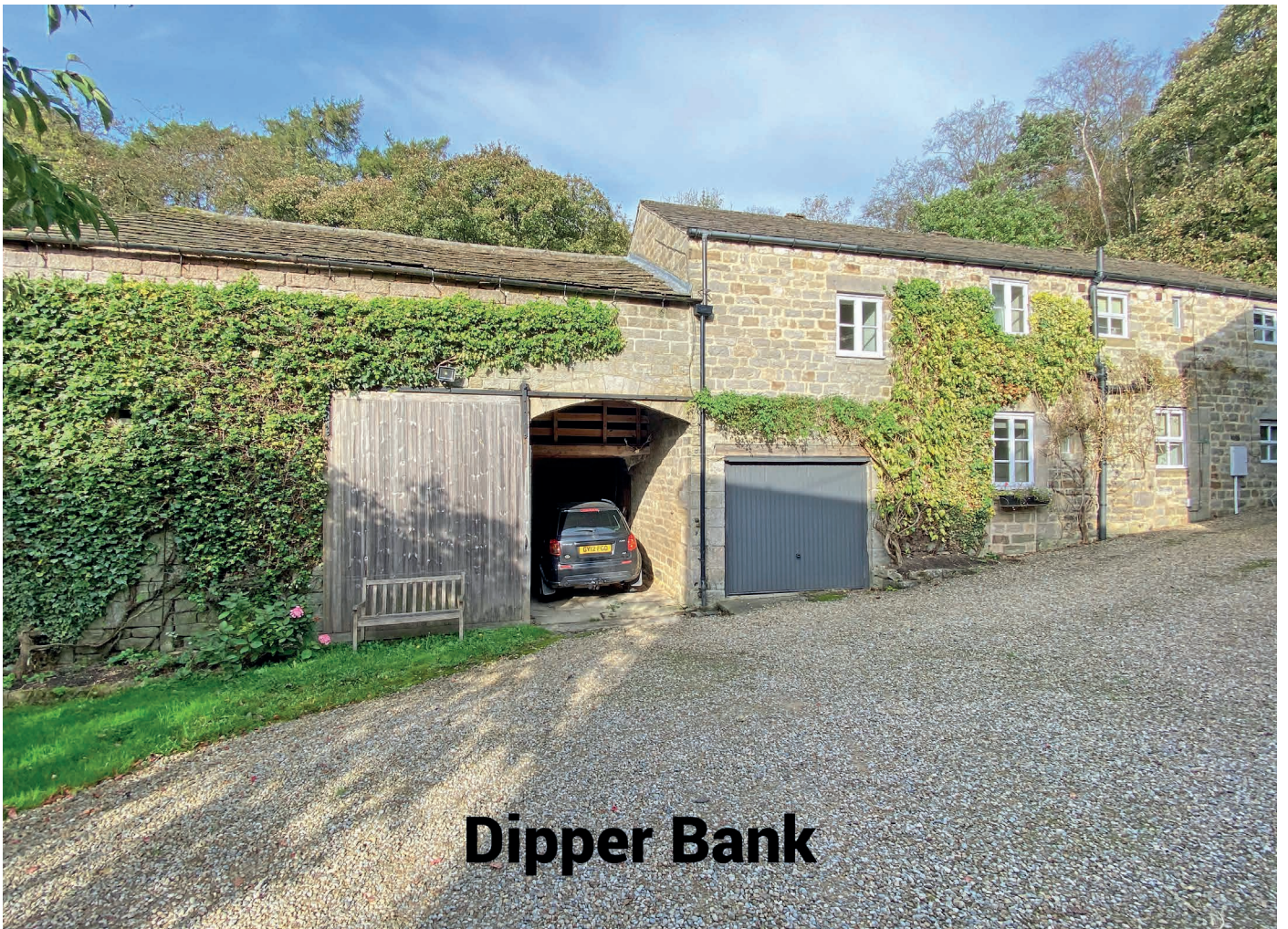
East House

East House: 2 Reception Rooms · Kitchen · Utility / Boot Room · 5 Bedrooms · Bathroom · Shower Room

Dipper Bank: 3 Reception Rooms · 3 Bedrooms · 2 bathrooms

The Old Smithy: Kitchen · Living Room · Bathroom · Bedroom

3.39 Acres Of Land · Various Outbuildings · Garage · Carport · Large Barn With Further Development Potential



Dipper Bank



Old Smithy





ACCOMMODATION

EAST HOUSE

East House is an impressive period property, understood to date back to the 1870s. The generous accommodation is arranged over two floors and comprises a large double-fronted reception room, which has glazed doors leading to the garden together, with an additional snug with dual aspect and multi-fuel stove, a large dining kitchen with oil-fired Aga and a utility room equipped with additional kitchen appliances and a downstairs WC. Upstairs there are five / six bedrooms, with the three main bedrooms served by a large bathroom, together with two further interlinked bedrooms and a shower room with separate WC located off the half landing. There is also a large cellar which provides useful storage space and can be accessed either internally from the house or via an external door.

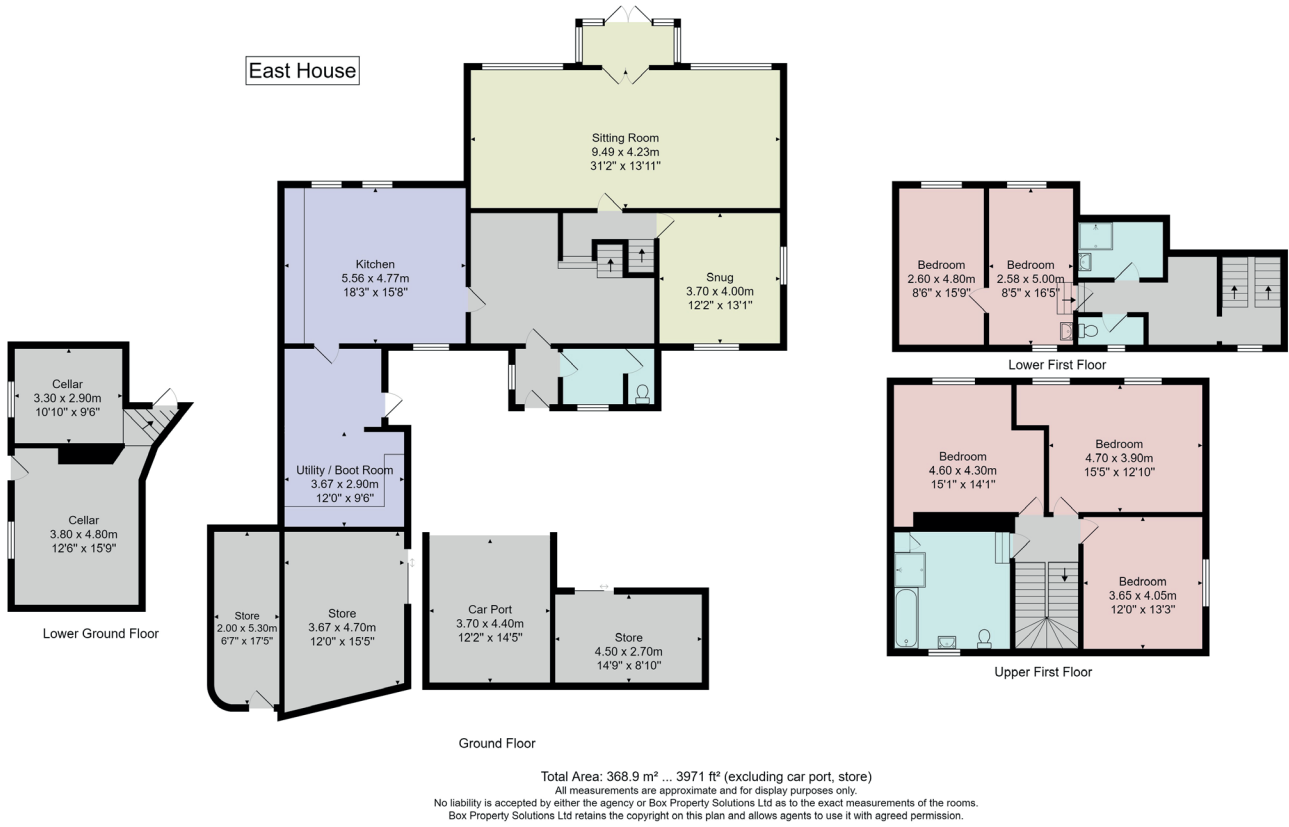
THE OLD SMITHY

Old smithy is a self-contained first-floor apartment with private entrance attached to the rear of the main house (East House). The accommodation comprises an open-plan living area with a double bedroom, well-equipped kitchen and bathroom / utility room.

DIPPER BANK

Dipper Bank is a self-contained three-bedroom detached barn conversion with attached barn. On the ground floor there are three good-sized reception rooms including the main sitting room with vaulted ceiling and glazed doors leading to the garden. There is a well-equipped kitchen and downstairs WC. Upstairs, an open balcony landing leads to three good-sized double bedrooms, including the main bedroom which has an en-suite shower room. There is also a bathroom and useful study area.

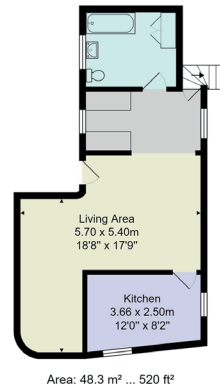
FLOOR PLAN



Dipper Bank



Old Smithy



All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

East House is surrounded by substantial and mature gardens with well-stocked, planted borders and paved sitting areas. The garden leads to a woodland area and there is an adjoining paddock and field extending to approximately 3.39 acres.

There is a further garden area to the rear of Dipper Bank, which provides a private sitting area for the residents of Dipper Bank and enjoys a delightful setting overlooking the adjoining stream.

There are various outdoor buildings, a garage and outside storage rooms that provide useful storage space. The substantial two-storey barn, attached to Dipper Bank, has huge potential for further development, subject to obtaining the necessary permissions.

Position

East House is situated in an idyllic position, surrounded by beautiful open countryside in Smelthouses in Nidderdale, close to Summerbridge, and located between Harrogate and Pateley Bridge.

Services

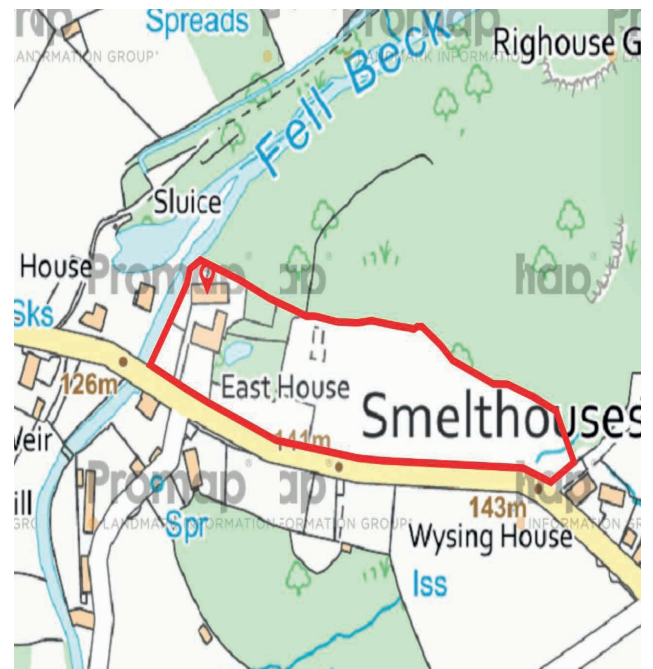
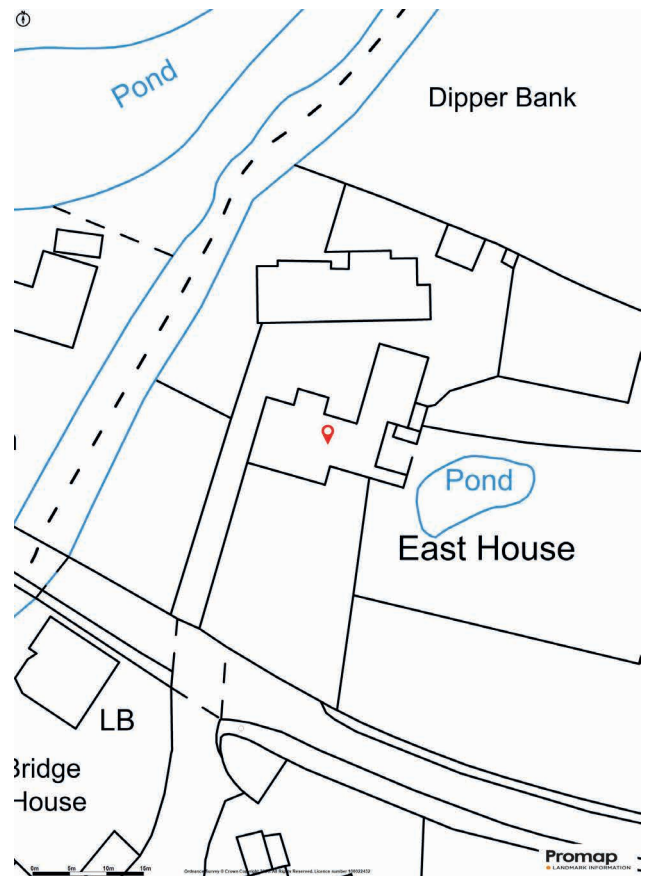
All mains services connected.

Tenure

Freehold

East House Council Tax Band - H
Dipper Bank Council Tax Band - F
Old Smithy Council Tax Band - B

EPC Dipper Bank - D



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