



HEATHER COTTAGE  
Fellbeck | Nr. Pateley Bridge

## HEATHER COTTAGE

Fellbeck, Nr. Pateley Bridge, HG3 5EU

A detached 4 bedroom family home with potential to create a further bedroom (subject to planning), located in the heart of Nidderdale (National Landscape) with open countryside views.

**Guide price £625,000**

### LOCATION

Fellbeck is a picturesque hamlet with a public house and situated in the Nidderdale Area of National Landscapes, offering a tranquil and idyllic setting.

The location is blessed with breath-taking natural surroundings, characterised by rolling green hills, dense woodlands, and charming countryside vistas. The rural charm is complemented by its close proximity to the traditional Dales town of Pateley Bridge offering a broad range of facilities including shops, doctors, schools, tea rooms and restaurants. The Cathedral city of Ripon is also convenient by car and offers further shopping and amenities and the cosmopolitan town of Harrogate, which lies just a few miles away. Both offering residents the convenience of modern amenities, including an excellent range of retail opportunities, restaurants, cafés, and cultural attractions.





For those who commute or travel frequently, Heather Cottage benefits from its proximity to major roads, providing convenient access to nearby towns and cities. Whether you're heading to Harrogate town centre, Leeds, or other destinations, the well-connected road network ensures efficient travel. There is also excellent connectivity through Harrogate train station, which provides access to the extensive mainline rail network. The village also benefits from its proximity to Leeds Bradford Airport, providing residents with convenient access to domestic and international air travel.

#### **DESCRIPTION**

Heather Cottage is a traditional dales property, set back off the road with a south facing walled garden to the front. The property provides versatile living accommodation and briefly comprises: a generous reception hall currently used as a lounge with an attractive stone fire surround and log burning stove inset, and stairs to the first floor, a dining room currently used as a sewing room but this would also be ideal as a home office, snug or playroom, a sitting room with sliding patio doors and long distance views over the rolling countryside. The dining kitchen is fitted with a roof lantern creating a light and



airy space and fitted with a range of base and wall units, beyond the kitchen is an inner hallway and the house bathroom.

To the first floor, there are 4 double bedrooms, one with an ensuite shower room. The generous loft area has access via a flight of stairs from one of the bedrooms and presents the opportunity for an additional bedroom and ensuite (subject to the necessary planning permission), if desired.

Outside, the property has garden to both the front and rear of the property, with a private driveway that provides access to the tandem garage as well as parking.



#### **ADDITIONAL INFORMATION**

##### **Tenure**

Freehold with vacant possession

##### **Services**

Mains water, Mains electric, Air Source heating, Private drainage

##### **Council tax**

Band F

##### **Wayleaves & Easements**

The property is sold subject to all Rights of Way, public and private, which may affect the property.

##### **Viewing**

Strictly through the selling agents.  
Lister Haigh  
Knaresborough 01423 860322

##### **Directions**

Leave Harrogate on the A61 Ripon Road and continue until the second Ripley roundabout and take the second turn onto B6165. Turn right onto Fountains Road, continue towards Sawley and take the left hand turn into Sawley and continue all the way through the village and at the T junction take the left turn towards Pateley Bridge (B6265) continue on this road for approximately 2.5 miles and the property can be found on the left-hand side, identified by our Lister Haigh sales board. side.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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