GLASSHOUSES MILL

NIDDERDALE
Newby is proud to present Glasshouses Mill. This charming 19th century mill has been carefully transformed into an outstanding collection of luxury apartments, cottages and houses.

Its location in the heart of Nidderdale allows residents to experience a truly idyllic lifestyle, with panoramic views of the Yorkshire Dales countryside and a peaceful setting alongside the River Nidd.
The central courtyard, enclosed by original buildings and crowned by the landmark clock tower, forms the heart of Glasshouses Mill and vividly evokes a sense of the past. Built in local stone, typical of the industrial buildings of its era.
The River Nidd, once a source of power for the mill, flows serenely by, a soothing backdrop in both sight and sound.

Newby has given this local landmark a new lease of life, conserving as much of the original fabric as possible.

Any additions are sympathetic to the existing buildings, including a natural slate roof and bespoke sash windows. We are also incorporating some of the surviving features into imaginatively designed garden areas where residents can relax and enjoy the scenic surroundings.

The end result is a truly delightful and unique range of homes with a true sense of identity.
In the early 19th century the Nidd Valley was discovered to be the ideal location for cotton and flax mills. Glasshouses Mill was built around 1812, first for producing cotton, and later flax.

The mill was run by the Metcalfe family from 1828 onwards, and was a prosperous business that employed around 250 people. The Metcalfes were said to be model employers and benefactors, and ran Glasshouses Mill until the end of the 19th century.

Around this time, production switched to hemp spinning and rope making. It is said that the mill supplied rope used on the ill-fated Titanic.

Over the years, many additions were made to Glasshouses Mill, but its central range, with the iconic clock tower, is one of the oldest surviving parts. Today, the mill is a Grade II listed building and remains a magnificent structure.
Glasshouses is part of the Yorkshire Dales, a region of majestic, sweeping moorland and an Area of Outstanding Natural Beauty. The village has its own beautiful features, such as Glasshouses Dam, which was created along the River Nidd to supply water for the mill and is a tranquil habitat for an abundance of natural wildlife such as birds and otters. A footpath runs alongside the dam and much of the river bank, ideal for leisurely walks. Glasshouses is also very close to the Nidderdale Way, centred on the neighbouring town of Pateley Bridge and offering keen walkers and cyclists 53 miles of natural beauty to admire.
Glasshouses Dam

Glasshouses Community Primary School

River Nidd

PHASE 1

Café and Shop

PHASE 2

Cricket Ground

Digital illustration is indicative only
Glasshouses Mill is situated in the heart of Glasshouses village, where you’ll find all that you need for a tranquil, country-based way of life. It has all a village should have: a pub, village hall, cricket club and primary school. There are strong community bonds too; residents gather on the village green for events such as the May Day celebration, Last Night of the Proms party and Christmas carol singing.

As part of the main mill restoration, there will also be a village shop and café on the lower ground floor, with views over the river and fields, further adding to the amenities of the Glasshouses village.
Nidderdale is just one part of the vast Yorkshire Dales and an Area of Outstanding Natural Beauty in its own right. For those who love outdoor life and exhilarating rural scenery, this is a truly inspiring location. If you enjoy hiking, biking and horse riding, there are countless paths to follow, including The Nidderdale Way and The Six Dales Trail, both of which pass close to Glasshouses.

Nature is wet as well as wild at Gouthwaite Reservoir, a nature reserve which attracts a wide range of wetland birds. Its gently sloping banks are perfect for leisurely walks or bike rides, with the opportunity to do a little bird-watching as you go.

Brimham Rocks is another dramatic proposition; a collection of rock formations formed by erosion during the last glacial period, creating unusual and impressive shapes. Whether you’re climbing or simply looking, it really is a spectacular sight.

How Stean Gorge is another feature that’s been shaped by the elements into a deep ravine where you can try gorge walking, caving and abseiling. If all of this sounds a little extreme, the evocative beauty of Studley Royal and Fountains Abbey is a more tranquil alternative.
THE CHARM OF
PATELEY BRIDGE

Just along the road from Glasshouses is Pateley Bridge, a market town which was voted ‘Best Place To Live’ by the Sunday Times in 2017 and 2018. Pateley Bridge is a fantastic destination to get fresh local produce each and every day, within one mile of Glasshouses Mill. It is characterised by its steep high street of stone houses and shops, and a central green with a traditional bandstand. Local businesses include two award winning traditional butchers, cosy pubs and cafés, and for those with a sweet tooth, the officially recognised World’s Oldest Sweet Shop, established in 1827. Local history buffs will like Nidderdale Museum, where evocative recreations of bygone times are displayed. Pateley Bridge has a strong arts and crafts reputation, with many small workshops producing covetable glass, sculpture and jewellery. It’s also the location for the Nidderdale Agricultural Show, one of the main events of late summer, often attracting crowds of 20,000 people. This is exhilarating riding country, and there are numerous equestrian centres which cater for all levels of horsemanship, from a gentle weekend hack to competitive jumping and dressage. One riding school close to Glasshouses is Bewerley Riding Centre in Pateley Bridge.
TOWN AND CITY LIFE

You don’t have to travel far to find a wealth of amenities supplied by Yorkshire’s ‘Golden Triangle’, encompassing Harrogate, York and Leeds.

Harrogate is a spa town with a reputation for taste and sophistication. Here, you can dine in elegant style at The Ivy, feast on pan-Asian cuisine at The Orchid, or indulge in silver service tea and cakes at Betty’s. It has several delightful shopping areas to explore, and a lively arts scene, centred on the Royal Hall, Harrogate Theatre and the Studio Theatre.

If you appreciate history and architecture, York is endlessly fascinating. It’s magnificent Minster and its ancient walls are the best known attractions, but it’s also a great destination in its own right for shopping, dining and sightseeing.

Leeds is a dynamic city and the UK’s largest legal and financial centre outside London. Many major companies have a presence there, creating a diverse and strong economy. It’s also a hub for shopping – famous for having the first Harvey Nichols outside London – and its centre boasts over 1,000 shops, with many luxury brands to be found in the Victoria Quarter.
**CONNECTIONS**

- Bewerley Riding Centre - 3 mins
- Pateley Bridge - 4 mins
- Brimham Rocks - 9 mins
- Gouthwaite Reservoir - 11 mins
- Stump Cross Caverns - 12 mins
- Fountains Abbey & Studley Royal - 17 mins
- Ripley Castle - 17 mins
- How Stean Gorge - 20 mins
- Ripon - 21 mins
- Harrogate - 26 mins
- Leeds - 56 mins
- York - 1 hr
- London - 2 hrs 43 mins

**BY RAIL FROM HARROGATE**

- Leeds - 38 mins
- York - 40 mins
- Edinburgh Waverley - 3 hrs 15 mins
- Manchester Airport - 1 hr 46 mins
- Leeds Bradford Airport - 38 mins
- Newcastle Airport - 1 hr 41 mins
- London - 2 hrs 43 mins

**BY CAR**

- Bewerley Riding Centre - 3 mins
- Pateley Bridge - 4 mins
- Brimham Rocks - 9 mins
- Gouthwaite Reservoir - 11 mins
- Stump Cross Caverns - 12 mins
- Fountains Abbey & Studley Royal - 17 mins
- Ripley Castle - 17 mins
- How Stean Gorge - 20 mins
- Ripon - 21 mins
- Harrogate - 26 mins
- Leeds - 56 mins
- York - 1 hr

**NEARBY AIRPORTS**

- Leeds Bradford Airport - 38 mins
- Newcastle Airport - 1 hr 41 mins
- Manchester Airport - 1 hr 46 mins

Driving times source: Google maps September 2019.
OUR HOMES
2 BEDROOM
COTTAGES

Homes: 21, 22, 23, 27, 28, 29, 30, 31, 32

The 2 bedroom homes include cottages in the main mill, the Mechanics Shop and the Pug Mill. The cottages in the main mill are spread generously over three floors, with exposed beams showing off the character of this unique building. Both bedrooms feature their own bathroom and many come complete with private outdoor space. The homes in the Mechanics Shop have extensive views over the Nidd Valley and the existing doors and window openings have been retained.

The original stonework within the Pug Mill has been reinstated, with natural weathered oak boarding and heritage windows creating a characterful stand-alone home.
2 BEDROOM COTTAGES

COTTAGE 21
Living/Dining/Kitchen: 16'2" x 10'9"

Bedroom 2: 11'7" x 6'10"
Master Bedroom: 13'10" x 12'0"

COTTAGE 22
Living/Dining/Kitchen: 16'2" x 12'4"

Bedroom 2: 11'3" x 9'0"
Master Bedroom: 15'6" x 12'4"

COTTAGE 23
Living/Dining/Kitchen: 16'2" x 10'9"

Bedroom 2: 11'3" x 7'11"
Master Bedroom: 13'10" x 12'0"

COTTAGE 27
Living/Dining/Kitchen: 16'2" x 10'9"

Bedroom 2: 10'11" x 7'11"
Master Bedroom: 15'0" x 11'11"

COTTAGE 28
Living/Dining/Kitchen: 16'2" x 12'4"

Bedroom 2: 10'11" x 9'0"
Master Bedroom: 15'6" x 12'3"

COTTAGE 29
Living/Dining/Kitchen: 16'2" x 10'9"

Bedroom 2: 11'3" x 6'10"
Master Bedroom: 13'10" x 11'9"
PUG MILL 30

First Floor
- Master Bedroom: 15’7” x 8’6”
- Bedroom 2: 12’8” x 9’4”

Ground Floor
- Living/Dining/Kitchen: 21’6” x 15’7”
2 BEDROOM COTTAGES

MECHANICS SHOP 31
First Floor
Kitchen/Dining/Living 19’3” x 15’7”

Ground Floor
Master Bedroom 12’6” x 10’10”
Bedroom 2 12’7” x 10’3”

MECHANICS SHOP 32
First Floor
Kitchen/Dining/Living 19’1” x 15’7”

Ground Floor
Master Bedroom 12’4” x 10’10”
Bedroom 2 12’3” x 10’1”
3 & 4 BEDROOM HOUSES

Homes: 1, 2, 3, 4, 5, 6, 24, 25, 26

Created from grand spaces within the original mill, these wonderful homes have retained a number of original features including the stunning exposed beams. Offering spacious living areas over three or four floors in a classic townhouse style, each home also boasts a secluded garden and generous outdoor space.
3 BEDROOM HOUSES

THE SCHOOL HOUSE

Second Floor
Gallery  18'9" x 17'6"

First Floor
Master Bedroom  17'4" x 9'5"
Bedroom 2  12'11" x 7'8"
Bedroom 3  9'8" x 9'2"

Ground Floor
Living/Dining Room  19'9" x 17'8"
Kitchen  15'7" x 9'8"
3 BEDROOM HOUSES

HOUSE 3
Second Floor
Bedroom 3  18'9" x 14'6"

First Floor
Master Bedroom  14'2" x 9'6"
Bedroom 2  14'5" x 9'3"

Ground Floor
Living Room  14'2" x 12'9"
Dining/Kitchen  15'3" x 14'2"

Lower Ground Floor
Snug  15'8" x 7'11"

HOUSE 4
Second Floor
Bedroom 3  29'2" x 15'2"

First Floor
Master Bedroom  15'3" x 14'10"
Bedroom 2  15'2" x 9'10"

Ground Floor
Living/Dining Room  21'7" x 15'3"
Kitchen  13'7" x 8'10"
3 BEDROOM HOUSES

HOUSE 5
Second Floor
Bedroom 3  29'2" x 15'7"

First Floor
Master Bedroom  15'7" x 14'8"
Bedroom 2 15'7" x 10'1"

Ground Floor
Living/Dining Room 21'6" x 15'7"
Kitchen  13'11" x 9'1"

HOUSE 6
Second Floor
Bedroom 3  29'2" x 15'8"

First Floor
Master Bedroom  15'4" x 15'0"
Bedroom 2 15'8" x 10'1"

Ground Floor
Living/Dining Room 21'7" x 15'2"
Kitchen  13'10" x 8'9"
3 BEDROOM HOUSES

HOUSE 24

Third Floor
- Gallery: 13'9" x 13'2"

Second Floor
- Bedroom 2: 13'0" x 10'9"
- Bedroom 3: 11'2" x 9'6"

First Floor
- Sitting Room: 16'0" x 13'4"
- Master Bedroom: 13'4" x 9'2"

Ground Floor
- Living/Dining/Kitchen: 24'9" x 13'8"

HOUSE 25

Third Floor
- Gallery: 17'5" x 14'8"

Second Floor
- Bedroom 2: 17'5" x 10'11"
- Bedroom 3: 17'8" x 11'5"

First Floor
- Living Room: 17'2" x 14'9"
- Master Bedroom: 17'2" x 11'8"

Ground Floor
- Living/Dining/Kitchen: 28'4" x 17'2"
3 BEDROOM HOUSES

HOUSE 26
Second Floor
Gallery 21'8" x 20'6"

First Floor
Master Bedroom 15'6" x 12'9"
Bedroom 2 14'1" x 9'6"
Bedroom 3 11'9" x 7'6"

Ground Floor
Kitchen 14'5" x 10'10"
Living/Dining Room 20'6" x 18'9"
4 BEDROOM HOUSES

HOUSE 2

Second Floor

- Gallery: 21'7" x 17'6"

First Floor

- Master Bedroom: 12'9" x 12'8"
- Bedroom 2: 12'8" x 8'6"
- Bedroom 3: 11'10" x 8'11"
- Bedroom 4: 12'7" x 9'4"

Ground Floor

- Kitchen: 19'2" x 9'3"
- Living/Dining Room: 21'7" x 15'10"
- Study: 7'10" x 6'1"

Lower Ground Floor

- Utility: 12'4" x 6'4"
- Storage: 12'10" x 11'10"
The iconic focal point of the original mill, the Clock Tower has been converted into a unique 2 bedroom home. With the front door opening out to the courtyard, three triple-aspect floors, and a prime position standing forward from the main building, the living space is flooded with natural light throughout.

The home comes complete with an array of beautiful original features including vaulted ceilings, exposed beams and the old clock that has been carefully restored. Most of the ground floor is given over to the living room, with a useful cloakroom and utility room leading off. On the first floor is the open plan kitchen/dining/living area, and the second floor includes two double bedrooms, with an en-suite shower room to the master bedroom, and the family bathroom.
Forming part of the original main mill building, the apartments range from one bedroom to three bedroom homes. They have been designed for a multitude of lifestyles, with character features of a heritage building, including the exposed beams, alongside an open-plan living space and a modern, high-quality specification. The apartments are also set in a prime location of the mill, overlooking the River Nidd and offering far reaching views across the rolling hills.
1 BEDROOM APARTMENTS

APARTMENT 15
Living/Dining/Kitchen 15'11" x 14'11"
Bedroom 15'8" x 10'7"

APARTMENT 7
Living/Dining/Kitchen 31'7" x 17'11"
Master Bedroom 18'7" x 9'2"
Bedroom 2 17'10" x 8'0"

2 BEDROOM APARTMENTS

APARTMENT 20
Living/Dining/Kitchen 17'3" x 12'10"
Bedroom 12'10" x 8'10"
2 BEDROOM APARTMENTS

APARTMENT 17
Living/Dining/Kitchen 33'3" x 14'6"
Master Bedroom 18'8" x 14'9"
Bedroom 2 14'3" x 9'10"

APARTMENT 19
Living/Dining/Kitchen 33'3" x 14'6"
Master Bedroom 16'11" x 14'3"
Bedroom 2 14'8" x 10'11"

3 BEDROOM APARTMENTS

APARTMENT 8
Living/Dining/Kitchen 23'0" x 21'5"
Master Bedroom 18'6" x 12'5"
Bedroom 2 19'3" x 8'10"
Bedroom 3 14'8" x 8'6"
3 BEDROOM APARTMENTS

APARTMENT 9

Living/Dining/Kitchen  31’6” x 17’10”
Master Bedroom  18’7” x 9’2”
Bedroom 2  10’10” x 8’4”
Bedroom 3  10’10” x 8’10”

APARTMENT 10

Living/Dining/Kitchen  23’4” x 21’5”
Master Bedroom  18’5” x 12’5”
Bedroom 2  19’3” x 8’10”
Bedroom 3  14’6” x 8’6”

APARTMENT 11

Living/Dining/Kitchen  31’6” x 17’2”
Master Bedroom  18’11” x 9’2”
Bedroom 2  10’9” x 8’6”
Bedroom 3  10’9” x 9’10”
3 BEDROOM APARTMENTS

APARTMENT 12

- Living/Dining/Kitchen: 23'8" x 21'5"
- Master Bedroom: 18'10" x 12'5"
- Bedroom 2: 19'8" x 8'10"
- Bedroom 3: 15'0" x 8'6"

APARTMENT 14

- Living/Dining/Kitchen: 24'4" x 17'9"
- Master Bedroom: 16'2" x 12'8"
- Bedroom 2: 11'5" x 8'3"
- Bedroom 3: 11'2" x 8'8"
3 BEDROOM APARTMENTS

APARTMENT 16
- Living/Dining/Kitchen: 24.7' x 17.8'
- Master Bedroom: 16.0' x 12.8'
- Bedroom 2: 11.4' x 8.6'
- Bedroom 3: 11.3' x 8.7'

APARTMENT 18
- Living/Dining/Kitchen: 24.6' x 17.8'
- Master Bedroom: 16.7' x 12.8'
- Bedroom 2: 11.4' x 9.2'
- Bedroom 3: 11.2' x 8.11'
**SPECIFICATION**

**INTERIORS**
- Period style architraves and skirtings
- Classic four panel doors with traditional wooden beehive knobs
- Large format Loire taupe Italian porcelain tiles to hallway*
- Oak flooring to living rooms and kitchens to most units
- High quality carpets to the bedrooms
- Original beams restored throughout

**LIGHTING AND HEATING**
- Recessed spotlights to bathrooms and en suites
- Brushed steel switches and sockets
- Gas central heating to houses
- Electric heating to apartments
- Matt white downlights to hallways, living rooms, kitchens, bedrooms

**EXTERIORS**
- Bespoke handmade timber windows
- Solid antique brass door handle
- Block paved courtyard with York stone edging
- Blue slate roof
- Private allocated parking space**

**MEDIA**
- A range of data and broadband connections
- USB sockets to the bedroom(s), kitchen and living space

**COMMUNAL**
- Lifts to all floors for the apartments

**KITCHENS**
- Soft-close cabinets in white
- Matt stone worktops
- Bosch single oven
- Bosch induction hob
- Bosch integrated fridge-freezer
- Bosch integrated extractor hood with LED lighting
- Bosch fully integrated dishwasher
- Stainless steel Franke sink and mixer tap
- LED under cupboard lighting

**BATHROOMS, EN-SUITES AND WCS**
- Fully tiled bathrooms and en-suites
- Recessed cosmetic cabinets
- Vessini sanitaryware
- Vessini chrome fittings
- Chrome towel rails
- Automatic feature lighting

**WARRANTY**
- 10 year Checkmate warranty

**TENURE**
- 999 year lease on the apartments
- Houses & cottages are freehold

* Does not include the apartments but it is also in the kitchens for certain units
** Additional parking space available
At Newby we pride ourselves on creating unique homes which resonate in profound luxury and timeless interiors. Our ambition is to deliver homes that are truly relevant to the communities in which they are built. High quality inclusive developments that drive positive socio-economic change.

Founded in 2008, our success is built on a strong track record of meticulously planned design solutions and bespoke properties for our customer. We have built our reputation through taking pride in delivering unique and timeless designs, creating places that are each a projection of our and our customer’s vision.
Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Newby reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale, transfer or lease. Internal imagery used within this brochure is of the show home and therefore will not replicate the layouts of the other units and computer generated images are indicative only. Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved apartment. Kitchen layouts are again indicative only and are subject to change before completion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Newby and referred to in the contract. Please see a Sales Advisor for further details. September 2019.