



Guide price £1,150,000

Cragg Hall And Cragg Hall Barn, Wilsill, Harrogate, North
Yorkshire, HG3 5EE

Development property

A rare opportunity to acquire a substantial development opportunity of two properties with planning permission that will create in total over 7000 ft. Of living accommodation set in its own land of circa7 acres with far reaching Nidderdale views.



HOPKINSONS

E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Decription

A rare opportunity to acquire a substantial development opportunity of two properties with planning permission that will create in total over 7000 ft. of living accommodation set in its own land of circa7 acres with far reaching Nidderdale views.

Cragg Hall gives a rare opportunity for the discerning purchaser to modernise to their own taste over 5000 ft. of living space with far reaching views and in an area of outstanding natural beauty.

Cragg Hall Barn which is adjacent offers over 2000 sq f that has planning permission that would make an ideal detached dwelling for dependent relatives or as an Air B and B.

The main house shows a total area of 5122 ft. arranged over three floors and forms a most impressive family home with extensive accommodation. The finished product will offer amazing views and entertaining space from three lawned areas with extensive patios that make the most of the seasons all year round. The private grounds have deer, pheasant, partridge and natural wildlife in a peaceful tranquil get away.

The breathtaking views are south facing to the rear and following refurbishment this will create a commanding contemporary home. Currently the property has oil fired central heating and double glazed windows. There are mains water and drainage is to a private septic tank.

Cragg Hall is situated off a country road between Wilsill and Smelthouses.

It is conveniently placed for those that may require access to Pateley Bridge by car and bus service that connects Pateley Bridge and Harrogate. There are primary schools in nearby Glasshouses and Summerbridge, secondary schools in Pateley Bridge and Harrogate as well as private schooling in Birstwith and Harrogate.

Cragg Hall Barn which is adjacent offers over 2000 sq ft that has planning permission that would make an ideal detached dwelling for dependent relatives or as an Air B and B.

Directions

From Harrogate follow the B6165 through Summerbridge and Low Laithe. After the long straight on entering Wilsill turn immediately right toward Smelthouses. Take the second left turning and follow the line up past Kiln house. Proceed up the hill and bear right through the field and Cragg Hall barn is set on the top to your left hand side.

