



Belvedere Hall, Darley, Harrogate, HG3 2QF

HUNTERS[®]
EXCLUSIVE



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Belvedere Hall is situated in an enviable position on the edge of the picturesque village of Darley, located in the heart of lower Nidderdale in an area of Outstanding Natural Beauty. This spectacular four bedroom barn conversion, having recently undergone restoration to a particularly high specification, offers approx 4,000sq ft of generous living accommodation, with an adjoining 2 acre paddock with an extensive parking area and quadruple garages being enclosed by two metre high stone walls, affording a high degree of privacy. The accommodation briefly comprises; an impressive fully vaulted entrance hall with exposed beams, chandelier and oak flooring, drawing room with views over adjacent paddocks, 30' x 15' dining room with full wood panelled walling and stone open fire surround, sitting room/snug, Bespoke hand painted kitchen with full vaulted ceilings and exposed beams, utility room, ground floor guest cloakroom and boiler room. To the first floor are the master bedroom suite, including a full en-suite bathroom with claw-foot freestanding bath and step-in shower, three further double bedrooms, all with en-suite facilities. Laundry room with racking for storage and access to an extensive roof space. The property is approached via a five-bar gate, giving access to the courtyard with stone wall boundary. Cobbled driveway leads to a quadruple garage with access to the study. To the rear are enclosed gardens with direct access to the 2 acre paddock enclosed by dry-stone wall and fenced boundary. The property enjoys panoramic views over surrounding countryside and viewing is highly recommended.

Belvedere Hall is situated in the popular village of Darley, located in the heart of lower Nidderdale. The village offers local amenities and lies within easy driving distance of Harrogate with excellent shops, schools, bars, restaurants, sports and health facilities. Excellent road access is provided by the A59/61 link roads onto Skipton and York and the A1M both North and South, making this the ideal base for travelling throughout the region.





COBBLED YARD

Accessed via Walker Lane and providing extensive off-road parking and access to garages.

ENTRANCE HALL

6.45m (21' 2") x 4.37m (14' 4")

Double glazed panelled front entrance door with matching side panels, full vaulted ceiling with exposed beams and central chandelier, concealed lighting, oak flooring, wooden staircase balustrade, underfloor heating, door through to -

DRAWING ROOM

9.35m (30' 8") x 5.18m (17' 0")

Two double glazed full height doors looking over and giving access to the paddocks, beamed ceiling with three light points, concealed lighting, telephone point, tv point, Inglenook fire surround and flagged hearth, return turn to inner hall, double doors leading through to kitchen.

DINING ROOM

8.99m (29' 6") x 4.57m (15' 0")

Two double glazed windows to front aspect, door leading out to the front of the property, ceiling beams, eight wall light points, wooden flooring, wood panelled walls, stone fire surround with flagstone hearth, underfloor heating, door through to -



SITTING ROOM/SNUG

8.33m (27' 4") x 4.42m (14' 6")

Double glazed windows to side and rear aspects, door leading out to side, wooden flooring, stone fire surround with flagstone hearth, tv point, underfloor heating.

KITCHEN BREAKFAST ROOM

8.33m (27' 4") x 4.57m (15' 0")

Bespoke fitted kitchen comprising hand painted wall and base units with drawers under granite work surfaces, inset double ceramic Butler sink with carved drainer and mixer tap, central island with further base and drawer units under granite work surfaces, inset ceramic sink with mixer tap, integrated wine cooler. Appliances include Rangemaster range with six burner gas hob, two ovens, grill and plate warmer, extractor hood, American style fridge/freezer, double door dishwasher. Flagstone flooring, double glazed windows to front and side aspects, full vaulted ceiling with beams and three light points, concealed lighting, radiator, door leading out to paddock and front cobbled yard.

UTILITY/BOILER ROOM

Base units and drawers under preparation surfaces, inset single bowl stainless steel sink and drainer, wall mounted gas fired boiler providing central heating and hot water, house management hub, pressurised water storage cylinder, quarry tiled floor.



INNER HALLWAY

Oak flooring, ceiling beams, door to drawing room, door leading out to rear garden.

GUEST CLOAKROOM

White suite comprising high-flush wc, wall mounted wash hand basin, beams, light point, obscure double glazed window to side aspect, ceiling mounted extractor fan, quarry tiled floor.

FIRST FLOOR GALLERIED LANDING

Oak balustrade overlooking the entrance hall, wall light points, ceiling beams, four radiators.

MASTER SUITE

9.40m (30' 10") x 5.18m (17' 0")

Double glazed windows to front, side and rear aspects, vaulted ceiling with beams and concealed lighting, four radiators, oak flooring, stone fire surround with flagstone hearth, tv point, telephone point, door through to -

EN-SUITE BATHROOM

White suite comprising floor standing claw-foot bath with central bath filler and shower attachment, high-flush wc, wall mounted wash hand basin, walk-in glazed shower cubicle housing rain shower, radiator, chrome heated towel rail, Travertine tiled floor, walk-in storage cupboard and wardrobe providing ample hanging space and shelf storage, single panel radiator, obscure double glazed window to rear aspect.



BEDROOM TWO

5.54m (18' 2") x 4.67m (15' 4")

Double glazed window to front aspect, radiator, vaulted beamed ceiling, two wall light points, concealed lighting, two radiators, tv point, telephone point, fitted wardrobes providing hanging space and shelf storage, panel glazed door to stone steps leading down to the courtyard.

EN-SUITE BATHROOM

Modern white suite comprising freestanding claw-foot bath, high-flush wc, wall mounted wash hand basin, step-in shower cubicle housing fitted shower, obscure double glazed window to rear aspect, light point, radiator, chrome heated towel rail, ceramic tiled floor, part-tiled walls.

BEDROOM THREE

4.52m (14' 10") x 3.20m (10' 6")

Double glazed window to rear aspect, ceiling beams, light point, radiator, oak flooring, door through to -

JACK'N'JILL SHOWER ROOM FOR BEDROOMS THREE/FOUR

Modern white suite comprising freestanding claw-foot bath, step-in shower cubicle housing fitted shower, high-flush wc, wall mounted wash hand basin, vaulted ceiling with light point, obscure double glazed window to side aspect, ceramic tiled floor, radiator, chrome heated towel rail.



BEDROOM FOUR

4.47m (14' 8") x 3.35m (11' 0")

Double glazed window to rear aspect, oak flooring, two radiators, door to stone steps leading down to front courtyard, door to Jack'n' bathroom.

LAUNDRY ROOM

Single panel radiator, storage racking.

OUTSIDE OF PROPERTY

Gated access to cobbles courtyard providing extensive off-road parking, stone wall boundary with pedestrian access to Walker Lane.

QUADRUPLE GARAGES

Two enclosed garages, two open fronted garages with power and light connected. Access corridor to -

STUDY/OFFICE

Double glazed door to rear garden, light point.

GARDENS AND PADDOCK

Lawned area with fenced boundary giving direct access to the paddock at the side of the property with dry-stone wall and fenced boundary. The total of the paddock and gardens is approx 2.4 acres and enjoy views over surrounding countryside.



DIRECTIONS

Leave Harrogate town centre via Parliament Street and continue straight over at the traffic lights onto Ripon Road and continue for approx 1 mile to the roundabout taking the first exit onto Skipton Road leaving Harrogate. Continue for approx 3 miles turning right at the crossroads signposted Darley and Darley Mill. Turn left at the T junction and continue through the village of Darley. With Walker Lane on your left, Belvedere Hall can be identified by our Hunters Exclusive Home For Sale board.

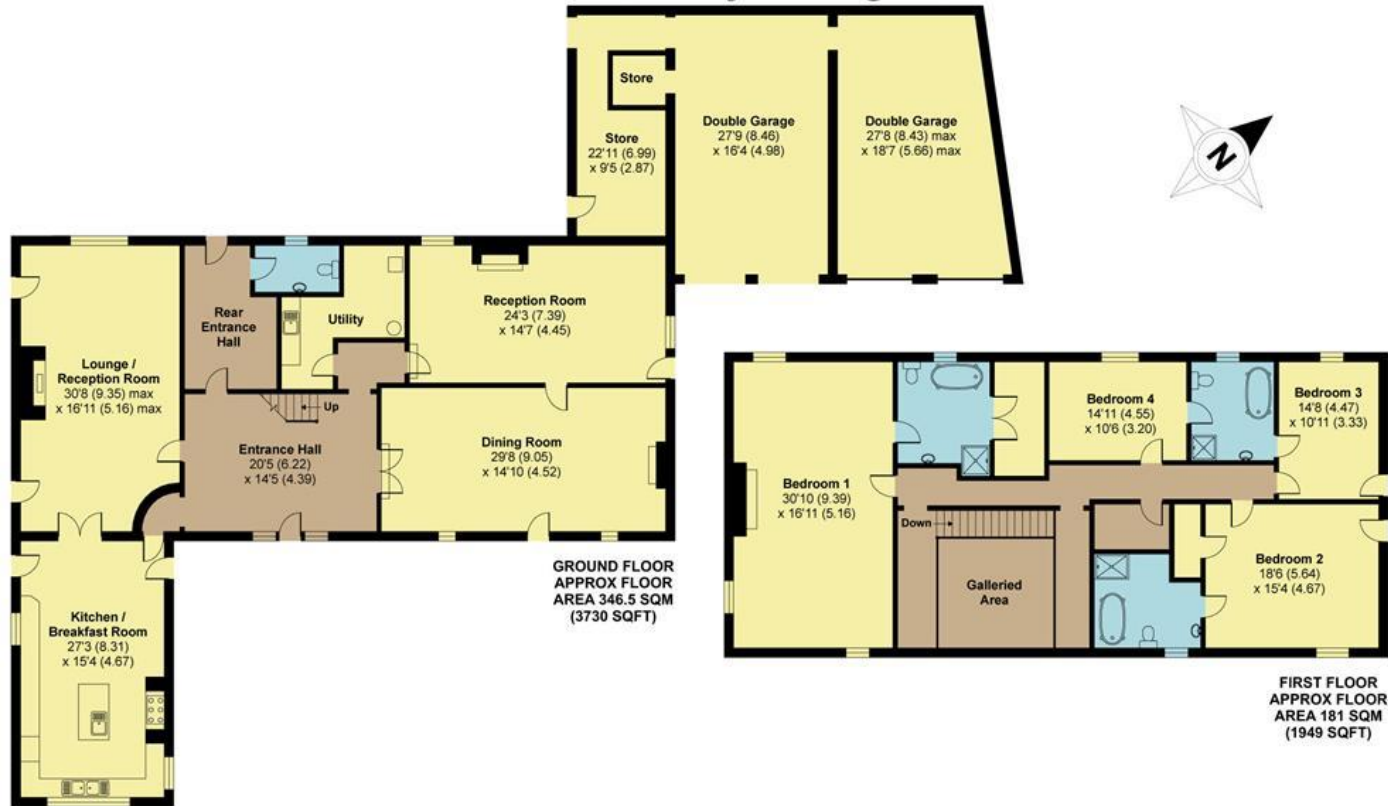
AGENTS NOTE

The vendor of this property has been unable to confirm the accuracy of the information and measurements within these details. They are however, to the best of our knowledge, a true and accurate representation of the property. We recommend that any measurements or description within them being used for any other purpose than representation for sale be checked prior to exchange of contracts

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances All measurements are approximate.

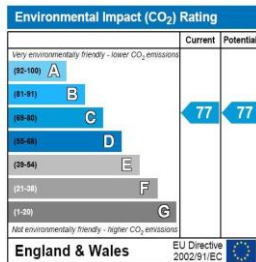
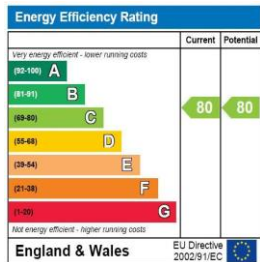
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APPROX. GROSS INTERNAL FLOOR AREA 5679 SQ FT 527.5 SQ METRES (EXCLUDES GALLERIED AREA, INCLUDES STORE & GARAGES)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements

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