

# GLASSHOUSES MILL







**Glasshouses Mill,  
Glasshouses,  
HG3 5AG**

**Glasshouses Mill is a charming 19th century mill in the heart of Nidderdale that has been lovingly transformed into an outstanding unique collection of luxury apartments, cottages and houses.**

**The central courtyard of the mill is enclosed by original buildings and crowned by the landmark clock tower, which forms the heart of Glasshouses Mill and vividly evokes a sense of the past. Any additions made have all been carefully thought out and are sympathetic to the existing buildings, including a natural slate roof and bespoke sash windows.**

**The mill is located in the beautiful countryside village of Glasshouses, surrounded by picturesque woodland walks, waterscapes and breath-taking views of the Yorkshire Dales, allowing residents to experience a truly idyllic lifestyle with the peaceful setting alongside the River Nidd - all whilst being just short drive from the well-known market town of Pateley Bridge and the Victorian spa town of Harrogate.**

**The market town of Pateley Bridge was voted 'Best Place to Live' by the Sunday Times in both 2017 and 2018, proving the fantastic reputation of the town known for its local businesses, pubs, cafés and charming architecture. Harrogate on the other hand is a Victorian spa town, equidistant to Edinburgh and London, containing an abundance of shops, restaurants, bars and cafes – including the renowned Bettys Café and Tea Rooms.**

**Mechanics Shop 31 is a two bedroom cottage with a garden and allocated parking**

**£295,000**

**NEWBY**

**NT NICHOLLS  
TYREMAN**  
SALES & LETTING AGENTS





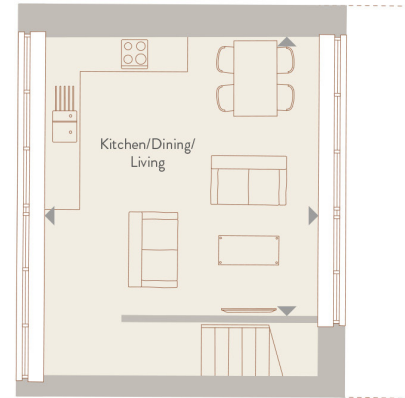


## Mechanics Shop 31

### Glasshouses Mill

The two bedroom homes include cottages in the main mill, the Mechanics Shop and the Pug Mill.

The homes in the Mechanics Shop have extensive views over the Nidd Valley and the existing doors and window openings have been retained.



First Floor

### MECHANICS SHOP 31

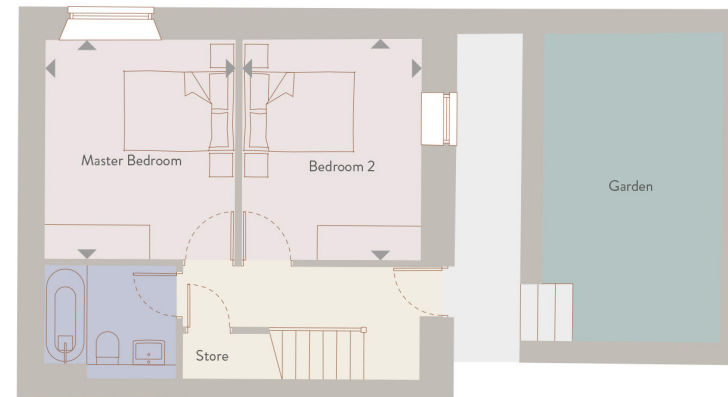
#### First Floor

Kitchen/Dining/Living 19'3" x 15'7"

#### Ground Floor

Master Bedroom 12'6" x 10'10"

Bedroom 2 12'7" x 10'3"



Ground Floor



Mechanics Shop 31

## SPECIFICATION

### Interior

- White downlights to all hallways, kitchens, living rooms and bedrooms
- All switches and sockets in brushed chrome
- Period style architraves and skirtings
- USB sockets to bedroom(s) and living space
- Taupe Italian porcelain tile flooring throughout selected kitchens and entrance hallways

### Kitchen

- David Charles modern white handleless kitchen with soft close cabinets
- Matt stone worktops and upstands
- Bosch single oven
- Bosch induction hob
- Bosch integrated fridge-freezer
- Bosch integrated extractor hood with LED lighting
- Bosch integrated dishwasher
- Franke stainless steel sink and mixer tap

### Communal

- Private gated development
- Lifts to all floors for the apartments
- Secure allocated parking space
- 1 space for all 1–2-bedroom apartments and all cottages
- 2 spaces for all 3-bedroom apartments and all houses

\*Newby have the right to change the specification at any time, as subject to supply chain, best endeavours are always taken to replace with a similar standard and always in keeping with the scheme.

\*\*Please note that this specification supersedes the official development brochure specification.

### Bathroom

- Fully tiled family bathrooms in Lastra beige matt porcelain tiles
- Fully tiled en-suites and WCs (where applicable) in Lastra grey matt porcelain tiles
- Recessed cosmetic cabinets
- Vessini sanitary ware and chrome fittings
- Vessini chrome fittings – taps, flush pads, hand showers, shower heads, bath mixer & waste, towel rails (where space allows)
- Automatic LED feature lighting
- Underfloor heating systems

### Exterior

- Houses and cottages have individual outside spaces (please ask a Sales Advisor for more details)
- All exterior entrance doors painted in Farrow & Ball ‘Moles Breath’
- Bespoke handmade timber windows, with the frames painted Farrow & Ball ‘Stony Ground’
- Block paved courtyard with York stone edging
- Blue slate roof

### Security

- Complete monitoring ready intruder alarms
- Exterior entrance doors fitted with a Checkmate approved locking system
- Full digital colour video entry system (to apartments only)

### General

- 999-year lease for apartments
- All houses and cottages are freehold
- 10-year LABC warranty
- 2-year warranty with the developer



# NEWBY













Contact Nicholls Tyreman Estate Agents in Harrogate to find out more  
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