

# 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.

Plot 13 is a two bedroom, two bathroom home arranged over three floors, in the clock tower, with allocated parking

£325,000

NEWBY

**NT** NICHOLLS  
TYREMAN  
SALES & LETTING AGENTS



**Plot 13**

**Glasshouses Mill**

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.



First Floor



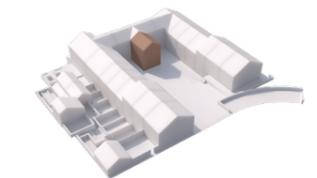
Second Floor



Ground Floor

**THE CLOCK TOWER**

<b>Second Floor</b>	
Master Bedroom	11'1" x 9'6"
Bedroom 2	18'4" x 8'3"
<b>First Floor</b>	
Kitchen	18'1" x 5'8"
Living/Dining Room	18'3" x 7'7"
<b>Ground Floor</b>	
Living Room	23'7" x 13'2"



## 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 Checkmate warranty
- 2-year warranty with the developer



# NEWBY



Contact Nicholls Tyreman Estate Agents in Harrogate to find out more  
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