



### APPROXIMATE DISTANCES

Harrogate Centre	5.5 miles
Weeton Railway Station	1.2 miles
Leeds Bradford Airport	6 miles
Leeds City Centre	10 miles
Village Pub	60 metres
Village School	140 metres

### PROPERTY INFORMATION

Council Tax Band: G
Energy Rating: TBC
Tenure: Freehold



## SHAMBLES COTTAGE, RIGTON HILL NORTH RIGTON, NEAR HARROGATE

**OFFERS IN THE REGION OF £1,100,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

Shambles Cottage is a unique, beautifully presented, three/four bedroom character-filled detached home occupying a prime, hillside location with stunning south facing views of Lower Wharfedale. Situated in the popular village of North Rigton, five miles to the south west of Harrogate, this 17th century farm cottage and attached barn has been much updated by the present owners to provide versatile living spaces with private outdoor terraces and well stocked gardens. The property has original features in abundance including beamed ceilings, an inglenook fireplace and reclaimed timber flooring. Reclaimed, hand-made tiles with underfloor heating feature throughout. The property is ideally situated for short commutes by car to Leeds and Harrogate and is an easy 1.2 miles from Weeton railway station on the Leeds, Harrogate, York line.

The ground floor accommodation comprises: front entrance hall leading to a light-filled vaulted ceiling open plan kitchen/dining room with bespoke oak kitchen cabinets, three oven Aga, large walk in pantry and unrestricted views of open countryside. Double doors give access to York stone outdoor living spaces and rear garden. Steps lead up to the living room with original inglenook open fire and to the snug, which doubles as a fourth bedroom when required and features original beams, fire surround and wood burning stove. There is a generous storeroom with access to the oil central heating boiler.

### 3/4 BEDROOMS

### 3 RECEPTION ROOMS

### 3 BATHROOMS

### STUNNING COUNTRYSIDE VIEWS

### DOUBLE GARAGE

### GARDEN STUDIO WITH DECK

### PRIVATE GATED DRIVEWAY WITH TURNING AREA

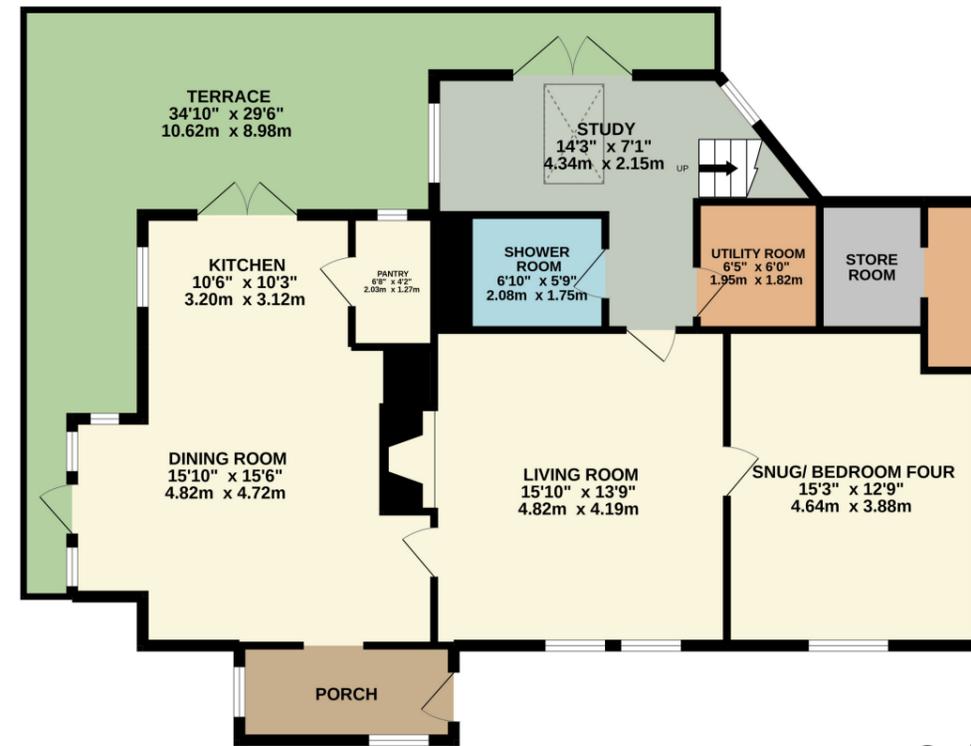
### YORK STONE TERRACES

A short corridor from the living room to the study provides access to the utility room and downstairs shower room/wc.

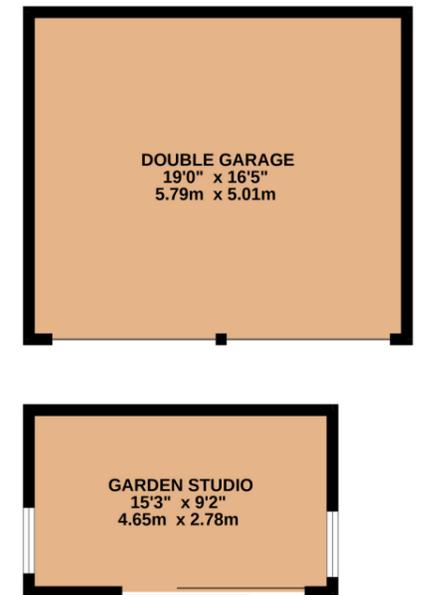
The study offers dual aspect views of the Wharfe Valley and the private rear garden. Stairs lead to three double bedrooms: the master bedroom has a vaulted ceiling and an en-suite with a roll top bath with overhead shower and countryside views. Bedroom two is generously proportioned and has an en-suite shower room. Bedroom three overlooks the rear garden.



Ground Floor



Outbuildings



First Floor



Total approximate floor area 1689 sqft (156.9 sqm)

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022





## OUTSIDE

To the front of the property are lawned gardens with ornamental trees, shrubs and flower borders, an outdoor electric point and water tap.

A gated, wide, gravel driveway with turning area leads to...

**DETACHED DOUBLE GARAGE** 19' x 16'5"  
with power, light and cold-water tap.

The rear garden is south-facing and has a choice of terraces and seating/entertaining areas with spectacular views over the river Wharfe valley and adjacent open countryside. The garden is well stocked with trees, shrubs and flower borders.

**STUDIO** 15'3" x 9'2"  
Currently used as a Pilates studio the garden room features large sliding glass doors, underfloor heating and extensive views. It is perfect as an exercise space, a home office or even a visitor bedroom.

### DIRECTIONS - LS17 0DJ

From Harrogate take the A61 in the direction of Leeds to the roundabout at its junction with the A658. Follow the signs for Otley and Bradford. After about 1 mile turn right onto Hall Green Lane and drive up the hill into North Rigton. At the Square & Compass Pub turn right onto Rigton Hill. Shambles Cottage is in an elevated position on the left.



## INSIDE

### GROUND FLOOR

Living Room	15'10" x 13'9" 4.8m x 4.2m
Dining Area	15'10" x 15'6" 4.8m x 4.7m
Kitchen	10'6" x 10'3" 3.2m x 3.1m
Pantry	6'8" x 4'2" 2m x 1.3m
Snug/ Bedroom Four	15'3" x 12'9" 4.6m x 3.9m
Study	14'3" x 7'1" 4.3m x 2.2m
Utility Room	6'5" x 6' 2m x 1.8m
Bathroom	6'10" x 5'9" 2.1m x 1.8m





**FIRST FLOOR**

Master Bedroom 15'4" x 13'8"  
4.7m x 4.2m

Ensuite 12'9" x 7'3"  
3.9m x 2.2m

Bedroom Two 13'8" x 12'7"  
4.2m x 3.8m

Ensuite 8'11" x 3'7"  
2.7m x 1.1m

Bedroom Three 9' x 7'6"  
2.7m x 2.3m

