

# Dowgill Farm Summerbridge, Harrogate, North Yorkshire

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An exceptional Grade II listed property offering extensive accommodation, outbuildings, and **breathhtaking panoramic views** of the surrounding landscape.

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### Key Features

A charming five bedroom, five-bathroom farmhouse with four reception rooms

Spacious three bedroom, two-bathroom barn conversion annexe

High-quality outbuildings with various potential uses

Excellent location, close to both the Yorkshire Dales National Park and Harrogate Town Centre

Set within approximately 12 acres of land, featuring gardens, paddocks, and woodlands with stunning countryside views

Additional land of about 17 acres is available through separate negotiation.

### Distances

Harrogate 10 miles, Skipton 20 miles, Leeds 23 miles

(All distances are approximate)



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## The property

Dowgill Farm is a striking stone-built farmhouse, privately situated with far-reaching views over the valley. This historic property, once part of the Fountain Abbey Estate, dates back to around 1679, although the western section of the house is believed to predate this and was originally built as a chapel for the local community. Over the years, the property has undergone a comprehensive restoration that has carefully preserved its period features while enhancing it for modern living.

The farmhouse is complemented by a three bedroom annexe to the east and a spacious barn conversion that enjoys stunning views across the neighbouring dale. The property sits on a plot of approximately 12 acres, including beautifully landscaped gardens, paddocks, and woodland. It also features several outbuildings, one currently houses a self-contained apartment and workshop, offering versatile possibilities.

The main house is wonderfully proportioned, with four large reception rooms and an open-plan kitchen/breakfast room. The bespoke farmhouse kitchen is equipped with custom wooden cabinetry, granite countertops, and premium appliances, including an electric Aga. The ground floor also features a convenient guest bedroom suite.

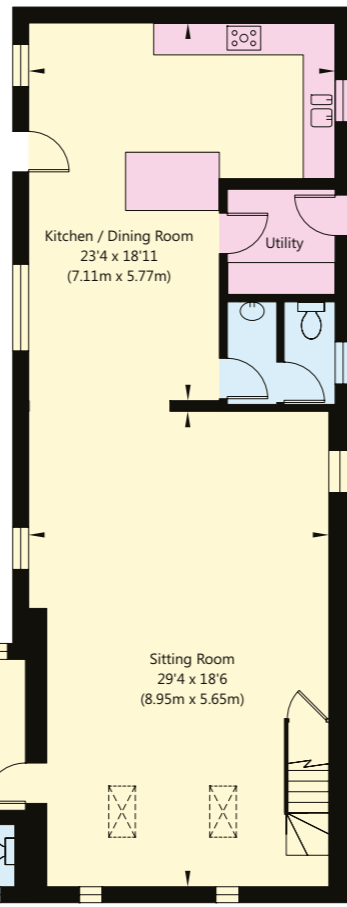
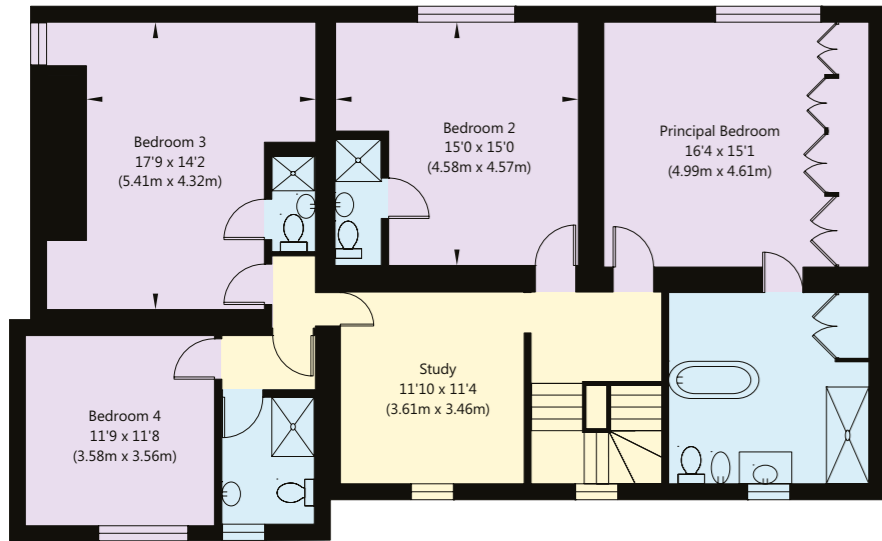
Upstairs, the first floor is home to four generously sized double bedrooms, each with its own en suite bathroom, unique charm, and scenic views. A spacious landing area provides an ideal space for a study or reading room and could even serve as an occasional sixth bedroom.

A glass walkway links the main house to the annexe, maximizing the beautiful views and offering direct access to the laundry room and barn. The annex, originally a farm building with an adjoining piggery, has been thoughtfully converted into a welcoming living space. On the ground floor, there is an expansive open-plan kitchen, sitting, and dining area, along with three bedrooms and two bathrooms (one en suite) on the first floor.

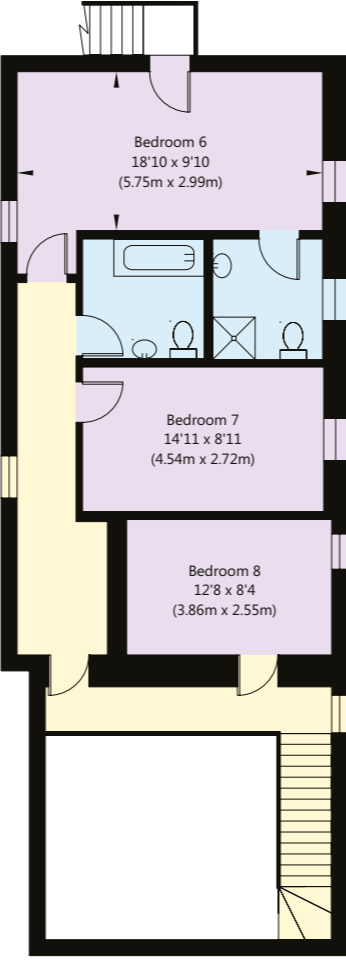




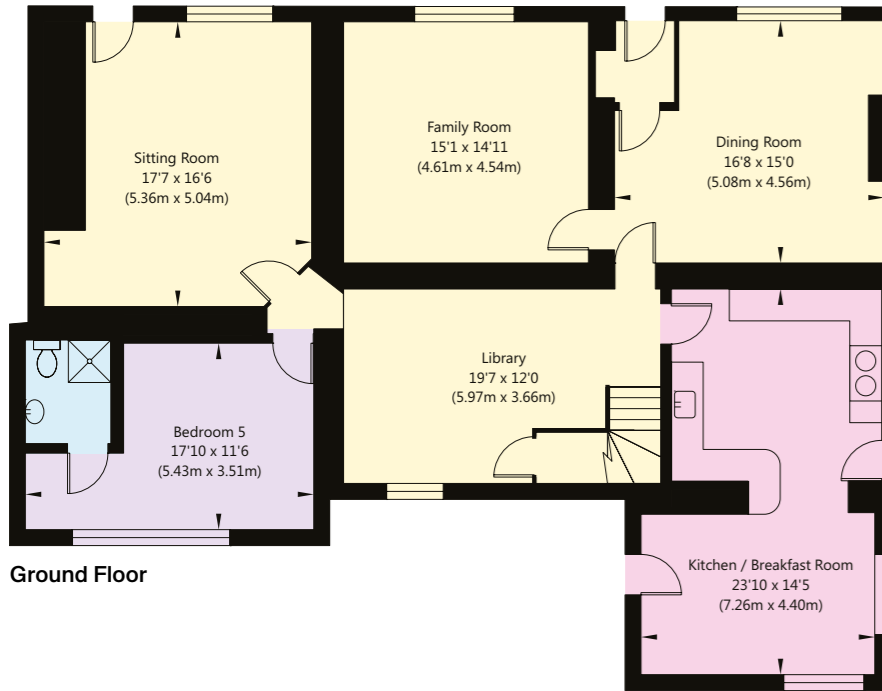
**First Floor**



**Barn - Ground Floor**



**Barn - First Floor**



**Ground Floor**

**Approximate Gross Internal Floor Area**  
 Ground Floor - 3093 sq ft / 287.38 sq m  
 First Floor - 1506 sq ft / 139.88 sq m  
 Barn First Floor - 996 sq ft / 92.52 sq m  
**Total - 5595 sq ft / 519.78 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Location

Dowgill Farm is located in the heart of Nidderdale, an Area of Outstanding Natural Beauty, with easy access to nearby villages such as Dacre and Summerbridge, both offering local amenities, pubs, and bus services. The property is also well-positioned for quick access to Harrogate, Pateley Bridge and Skipton, all offering an excellent range of shops and services.

For those commuting, the business hubs of Leeds and Bradford are about twenty-three miles away, while Harrogate benefits from rail links to York and Leeds, providing direct connections to London Kings Cross. Leeds Bradford International Airport is within a short drive.

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## Property information

**Tenure:** Freehold

**Local Authority:** North Yorkshire Council

**Council Tax:** Band G

**EPC Rating:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated December 2024. Photographs and videos dated xxxxxxxxxxxx20xx.

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