



**FRINGILL DIKE HOUSE**  
Darley, Near Harrogate

**Carter Jonas**



## FRINGILL DIKE HOUSE, DARLEY, HG3 2PQ

**A UNIQUE AND STRIKING CONTEMPORARY PROPERTY PROVIDING EXTENSIVE FAMILY ACCOMMODATION EXTENDING TO OVER 6,000 SQFT (557 SQM), ENJOYING SUPERB VIEWS OVER BEAUTIFUL NIDDERDALE COUNTRYSIDE AND DISCREETLY SET IN GROUNDS EXTENDING TO JUST UNDER 1½ ACRES.**

Fringill Dike House is a particularly impressive architect designed eco-house occupying an enviable semi-rural position. This newly constructed home utilises a mix of dry stone walls and sedum living roofs which blend effortlessly with the surrounding landscape in a sensitive and contextual manner. This stunning contemporary home offers sleek and stylish accommodation extending to over 6,000 sqft (557 sqm).

The property is approached via a lengthy private driveway over a bridge which gently winds round, past a grassed field which could be a potential paddock, to the generous parking and turning area in front of the integral double garaging, adjacent to the main entrance to the house.

Upon entering the house you are immediately struck by the scale of the accommodation on offer with oak steps leading you down from the hallway into the incredible 53' long kitchen space with a full wall of floor to ceiling glazing framing the distant uninterrupted views beyond. A bank of bespoke units offer plenty of storage as well as housing the various integrated appliances, in addition to a large central island unit with breakfast bar seating area. There is ample room for separate dining and sitting areas within this impressive space. Directly off the kitchen is a separate dual aspect living room, again with a full wall of floor to ceiling glazing with direct access to the gardens. This spacious reception room leads down to the lower ground floor of the house where there is expansive and versatile accommodation arranged as two large individual spaces, ideal as a cinema room and gymnasium, among other potential uses. This lower floor benefits from high ceilings with glazed panels in the terracing above, flooding the space with natural light.



In addition to the two principal rooms, there is a shower room with sauna, separate cloakroom and plant room. The ground floor is completed by a study, guest cloakroom with wash basin, fully fitted utility room, storage room and an integral double garage with a pair of electric doors.

Upstairs, a landing provides access to five bedrooms, all with their own en suite facilities, including the impressive principal bedroom suite with stunning scenic views, glazed roof lantern, fully fitted dressing room and a large luxurious en suite with twin sinks, bath and separate shower.

The gardens and grounds surround the property and extend to just under 1½ acres, with fenced and stone walled boundaries complemented by established planting, hedges and trees providing a high degree of privacy without comprising the exceptional elevated views over open countryside which are enjoyed by the main rooms within the house. A substantial paved sun terrace spans the entire width of the rear of the property, directly accessed from both the living room and kitchen, making it an ideal outdoor entertaining space and alfresco dining area.





The pleasant Nidderdale village of Darley offers a village shop, sports field, public house and primary school. The property is a short drive from the spa town of Harrogate and the popular Dales town of Pateley Bridge. Both towns offer a varied selection of restaurants, cafes, shops and facilities, plus further schooling for primary and secondary ages. The surrounding areas boast some of Britain's most beautiful, tranquil countryside, gardens and parks.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - HG3 2PQ:** Proceed out of Harrogate on the A59 towards Skipton. Shortly after a large layby on the left and ZEN Sensory on your right, turn right into Cold Cotes Road. Proceed to the crossroads and head straight over and down Stumps Lane. At the T junction with Stumps Garage turn left into Main Street. Proceed along main street until you pass Darley School then take the first right into Silverdale Close and follow this around and the gates for Fringill Dike House will be on the left after the entrance gates for Silverdale Farm.

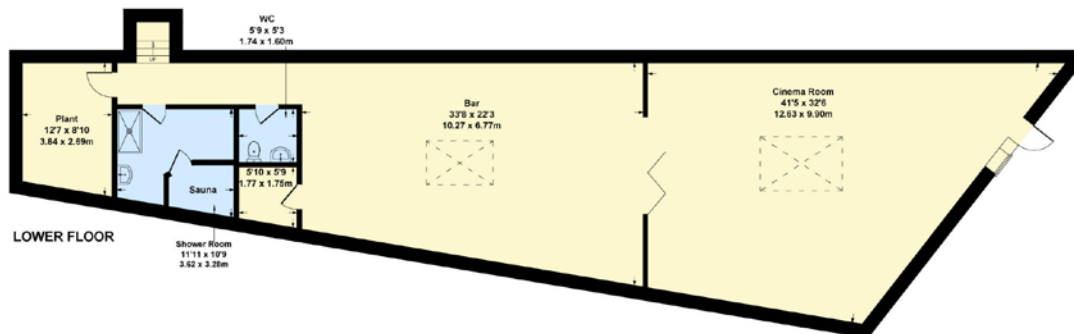
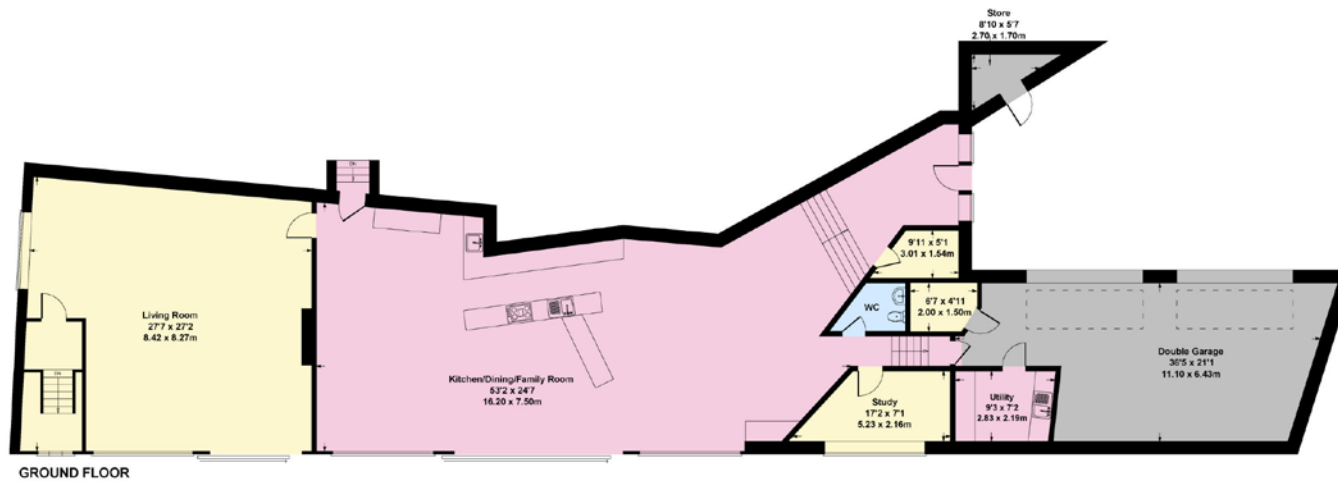
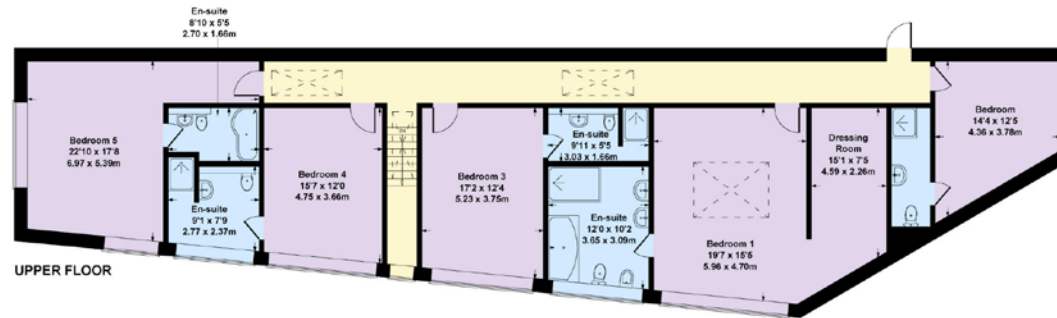


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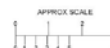
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

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**APPROXIMATE GROSS INTERNAL AREA**  
 House - 6081 sq ft - 565 sq m  
 Garage - 463 sq ft - 43 sq m  
 Store - 25 sq ft - 2 sq m  
 Total - 6569 sq ft - 610 sq m

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92+) <b>A</b>                              |  |                         |                                                                                       |
| (81-91) <b>B</b>                            |  | 89                      | 91                                                                                    |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |





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