

SWINDON CLOSE

North Rigtion, Harrogate



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Outstanding detached family house with gardens and land, close to Harrogate

Harrogate 5 miles • Leeds 12 miles • York 22 miles

Front entrance and staircase hall • cloakroom/wc • 4 reception rooms • kitchen/breakfast/living room • rear entrance and staircase hall • utility room • plant room • cloakroom/wc

Principal bedroom suite with dressing room and bathroom • 5 further bedrooms • 4 further bathrooms • study

Garage block with office above • stable block with 3 stables and tack room • timber sheds • summerhouse

Gardens • grounds • orchard • paddock • field

In all some 8.25 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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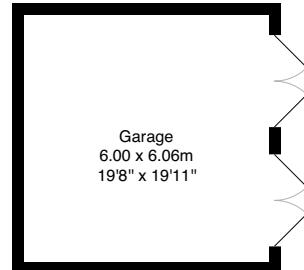
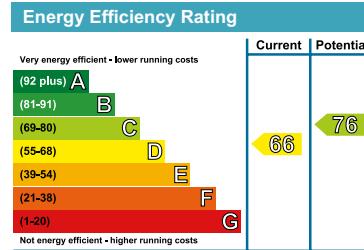
Swindon Close, North Rigton, Harrogate LS17 0DW

Approximate Gross Internal Floor Area

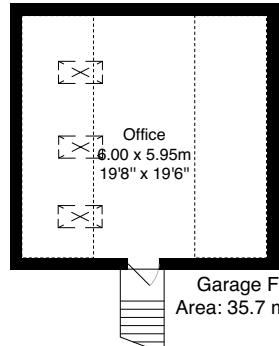
Main House 491.2 SQ M / 5288 SQ M

Plan Total 613.5 SQ M / 6603 SQ FT

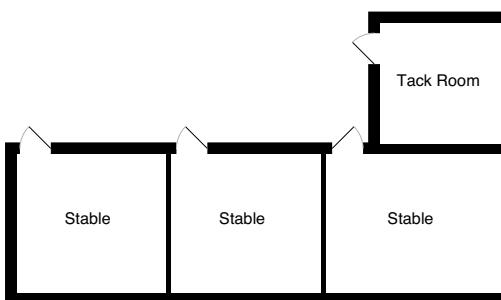
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



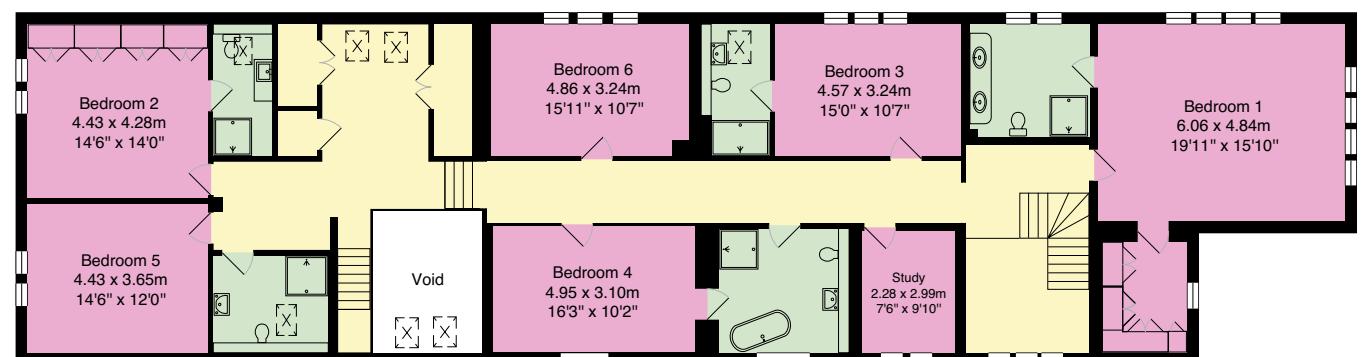
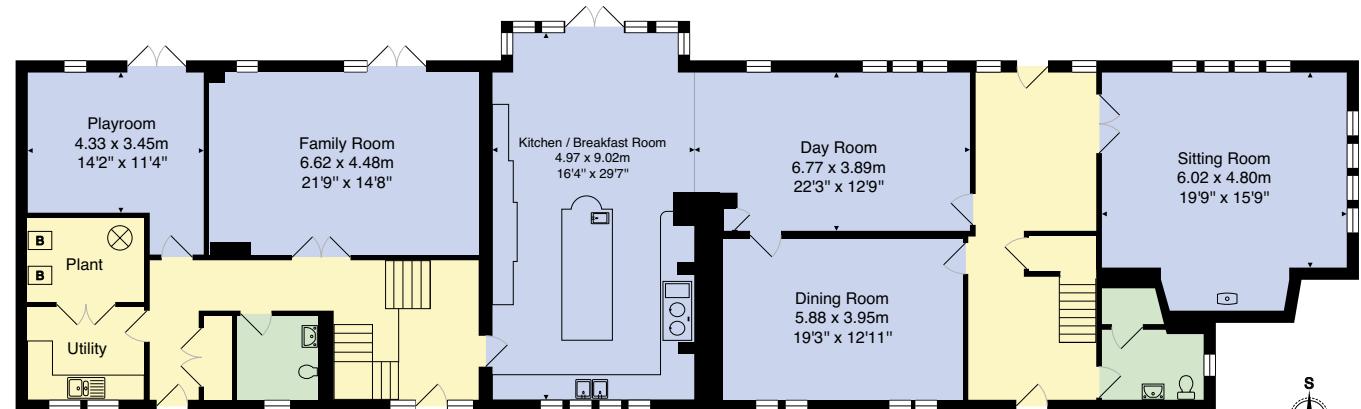
Garage Ground Floor
Area: 36.4 m² ... 392 ft²



Garage First Floor
Area: 35.7 m² ... 384 ft²



Stable Block
Area: 50.1 m² ... 539 ft²



City

Country

Coast

Swindon Close sits on its own, enjoying an elevated rural setting just outside a popular village and within an easy drive of Harrogate. Comprehensively renovated by the current owners, this high specification family house is surrounded by landscaped gardens and enjoys fine panoramic views east, south and west across open countryside from its principal rooms. It comes with a garage block with a useful room above, a summer house and timber outbuildings, and would suit equestrian buyers having a stable block, paddock and a separate field.

- Substantial, detached, family house with 8.25 acres
- No immediate neighbours
- Extensive accommodation equates to some 5200 sq ft
- Full fibre broadband
- East wing provides scope for an annexe
- Equestrian - stables, paddock, field
- South-facing gardens and views to Lower Wharfdale and beyond
- Nearby Conservation village with amenities
- Rapid rail links and road connections to Leeds, Harrogate (some 10 minutes' drive) and the motorway network



Tenure: Freehold

EPC Rating: D

Council Tax Band: H

Services & Systems: Mains water and electricity, private drainage. Oil-fired central heating. Double-glazed windows throughout. Superfast broadband - full fibre. Monitored intruder and fire alarms.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically

excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorkshire.gov.uk
Conservation area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





This stone-built house with stone mullion windows dates from 1939, as testified by the date stone, and was greatly extended in 2005. The current owners have painstakingly modernised improved and decorated the property inside and out, including new external doors.

A bespoke kitchen has been installed as well as a new utility room and all bathrooms have been fully modernised. New oak flooring has been laid throughout. Crafted in oak are two separate staircases along with internal and external doors. Two new boilers, controlled by NEST, have recently been installed and column radiators fitted in principal rooms, whilst sixteen ground-mounted solar panels significantly offset energy costs through a grid feed-in tariff established in 2005.

In addition, a new pantile roof has been laid across the entire length of the house and the property has an up-to-date Klargest Bio Disc treatment plant.

The kitchen/breakfast/living room is an outstanding L-shaped space with a north-south aspect. Underfloor heating has been fitted beneath large limestone tiles, there is a 5-oven electric Aga, ample room for a family dining table and French doors that open south onto the garden terrace. The outstanding Clarity Arts kitchen includes a large island unit with ceramic sink, granite worktops, double Butler sink, integrated Miele dishwasher, a fitted floor-to-ceiling Sub-Zero Wolf fridge and fitted units with a larder cupboard and breakfast station.



The dining and sitting rooms have recently laid oak parquet flooring and the sitting room features an inglenook fireplace framed in stone, housing a multi-fuel stove. Providing direct access via French doors opening to the sunny garden terrace sheltered by a low stone wall are the family room and children's playroom.

The east wing of the house is an early 21st century extension and offers the potential to become a two-storey, self-contained annexe with its own staircase.

The six bedrooms and study are arranged in a linear format on either side of the first floor landing. The magnificent principal bedroom suite is double aspect, enjoying far-reaching views south and west; it is accompanied by a Clarity Arts dressing room fitted with oak units illuminated by internal sensor lighting and a large shower room featuring a double marble vanity unit. The five further double bedrooms all have good ceiling heights and are served by four further bathrooms, the house bathroom having a freestanding bath and being a Jack and Jill to bedroom 4. All bathrooms are fully fitted and have high specification contemporary fittings, electric underfloor heating, heated towel rails and a 'Warmup' thermostat. The loft is accessed via five hatches each accessed via a drop-down ladder.







Outside

The property is approached off Hall Green Lane through electrically operated gates with a sweeping driveway terminating at a detached garage block. The double garage has power, light and an EV charger. A room above, fully fitted out to offer versatile living/office space is reached via an external staircase.

The extensive gardens surround the house and face south and west. They are fully enclosed and dog-proof. On the south side of the house is an extensive York stone terrace, providing a superb, sheltered space for outdoor dining with fine views to the south.

There is a range of outbuildings in the main garden and orchard including: an hexagonal shed supplied by 'The Post Shed Company', an attractive summer house, a timber storage shed, log store and potting shed.

To the west of the property, accessed via a gate, is a fenced orchard with a variety of productive pear, plum and apple trees as well as a culvert with a small bridge over.

For those with equestrian/livestock interests there is a stable block (currently used for storage, we have been advised that it would benefit from some upgrading). It sits in a paddock of some 3.3 acres, enclosed by boundary hedging and accessed via three farm gates: from Hall Green Lane, from Ben Lane and from the garden where there is also a single gate. Immediately across the road from the main house lies an enclosed grass field totalling 3.5 acres.



Environs

North Rigtion is a handsome Conservation village on the south side of Harrogate, surrounded by open countryside. It is well served by the popular 'Square and Compass' public house, a primary school, church and village hall. North Rigtion offers comfortable commuting to Yorkshire's principal business districts with easy access to Leeds, Harrogate and the A1(M). Local rail links connect to York, Leeds, Harrogate and Knaresborough and Leeds Bradford Airport can be reached by car in approximately twenty minutes.

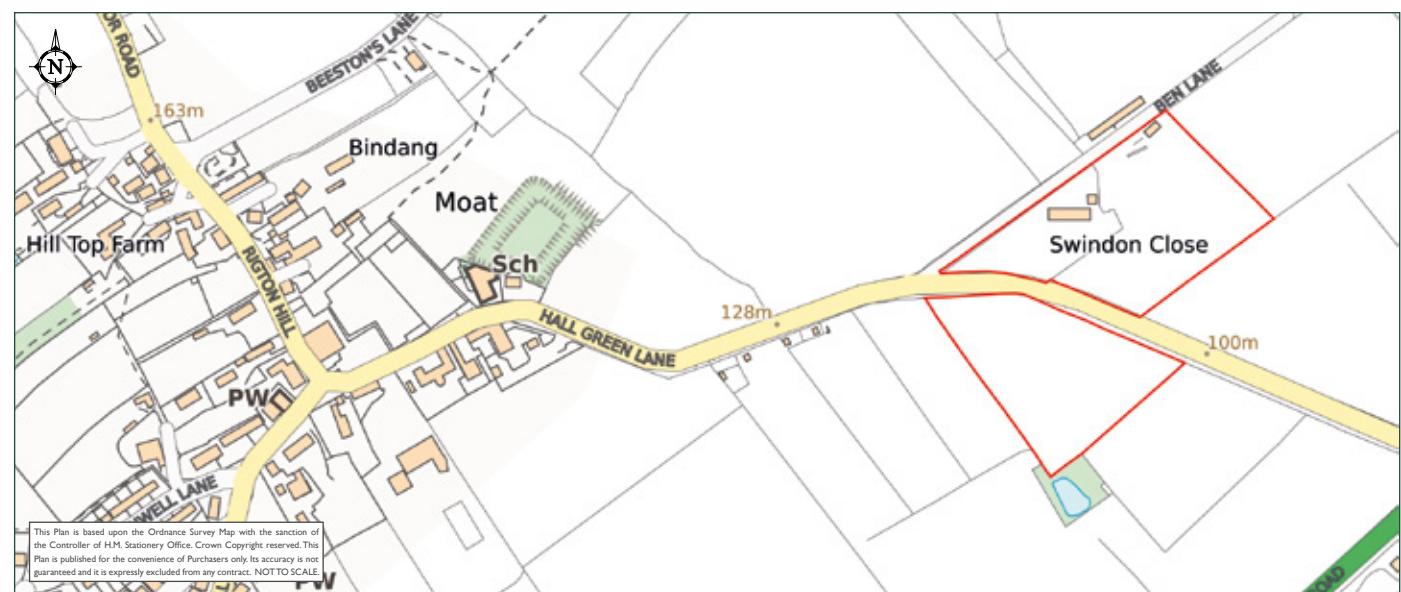
Directions

From the village, head 0.2 miles east towards the Harrogate Road, and the drive to the property can be found on the left hand side, identified by the house name.

What3words: Drive //couriers.snake.tracks, House //extremes.speared.opened

Viewing

Strictly by appointment.



**Blenkin
& Co**

ESTABLISHED 1992



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