



VERITY
FREARSON

GREYSTONES, DRURY LANE, PANNAL, HARROGATE, HG3 1ET

£1,250,000

GREYSTONES, DRURY LANE,

Pannal, Harrogate, HG3 1ET

A substantial five / six-bedroom stone-built detached property with generous and attractive gardens, situated in a delightful position overlooking the golf course in the sought-after village of Pannal.

This excellent family home provides well-presented accommodation arranged over three levels. On the ground floor, a spacious reception hall welcomes you to the property and provides access to the two large reception rooms and a stylish dining kitchen. There is also a useful utility room and downstairs cloakroom. On the first floor there are four good-sized bedrooms, including the main bedroom which has a dressing room and en-suite shower room, and there is also a modern bathroom. On the top floor there is an additional living space which has bi-folding doors leading to a balcony which has stunning views over the surrounding countryside and the adjoining Pannal golf course. There is also a double bedroom on the top floor and an additional bathroom.

This attractive family home stands within a substantial plot and is surrounded by attractive and well-maintained gardens with lawn, various sitting areas and mature, well-stocked borders. There is also a drive which provides parking and leads to a good-sized garage.

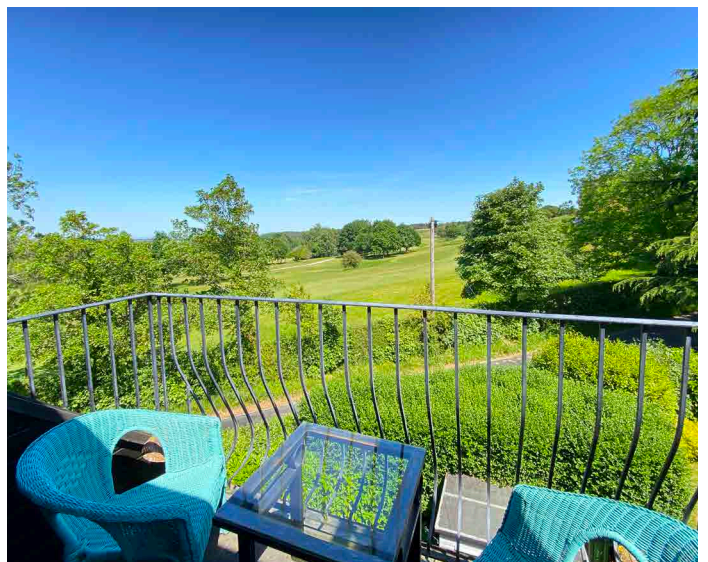
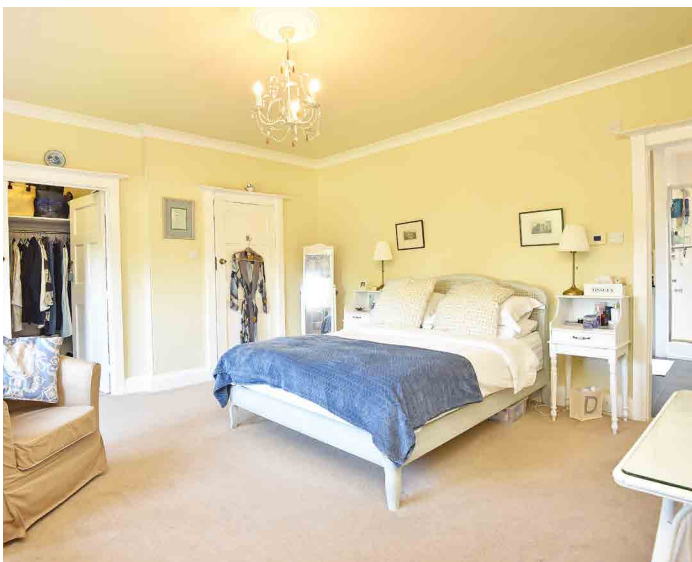
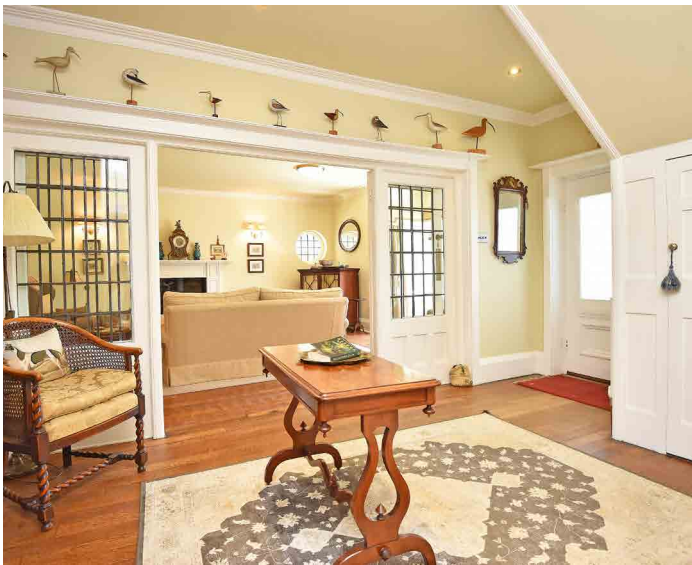


3 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · Additional Living Room · En-Suite Shower Room · 2 Bathrooms · Balcony

Off-Road Parking · Large Garage · Generous, Mature Lawned Gardens







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to -

RECEPTION HALL

A spacious reception hall with wood flooring, panelled walls and under-stairs cupboard.

SITTING ROOM

An impressive reception room with windows to three sides, attractive fireplace with wood-burning stove.

GARDEN ROOM

Providing an additional sitting area with windows and glazed doors overlooking the garden.

DINING ROOM

A further reception room with windows overlooking the garden.

KITCHEN

With dining area and windows overlooking the garden. The kitchen comprises a range of modern and stylish wall and base units with granite worktops and island with oak worktop and breakfast bar. Gas hob, integrated oven, in addition to an Aga and integrated dishwasher.

UTILITY ROOM

With fitted units, worktops and sink. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, including the main bedroom with a large walk-in wardrobe and en-suite

EN-SUITE SHOWER ROOM

Modern whitesuite comprising WC, twin washbasins set within a vanity unit, and large shower. Tiled floor with underfloor heating and heated towel rail.

BATHROOM

A white modern suite with WC, washbasin set within a vanity unit, bidet, bath and large walk-in shower. Heated towel rail.

SECOND FLOOR BEDROOM 5

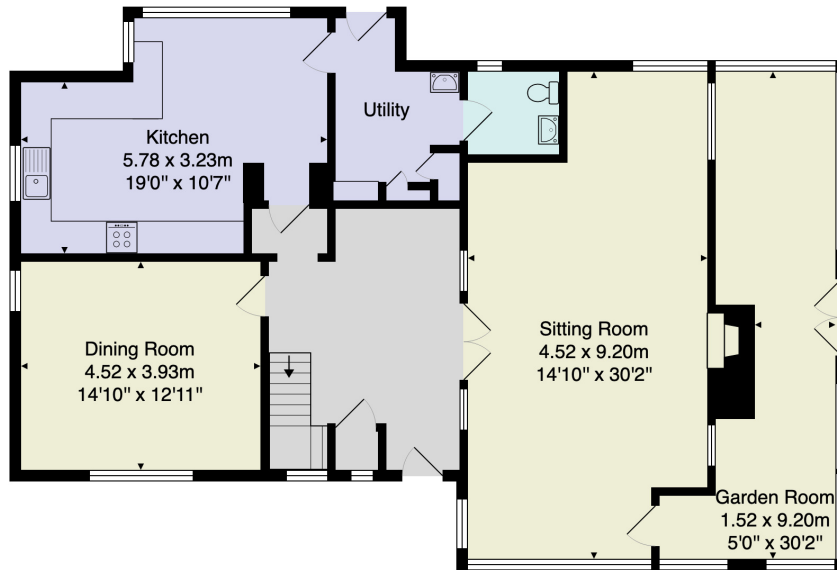
AND ADDITIONAL LIVING ROOM

On the second floor, there is a further bedroom suite, comprising a double bedroom with access to eaves storage space, a further large room currently set up as an additional living room with glazed bi- folding doors leading to a balcony, which has delightful views over the adjoining golf course, and a further bathroom.

BATHROOM

A white suite comprising WC, washbasin and bath. Heated towel rail. Access to large eaves storage area.

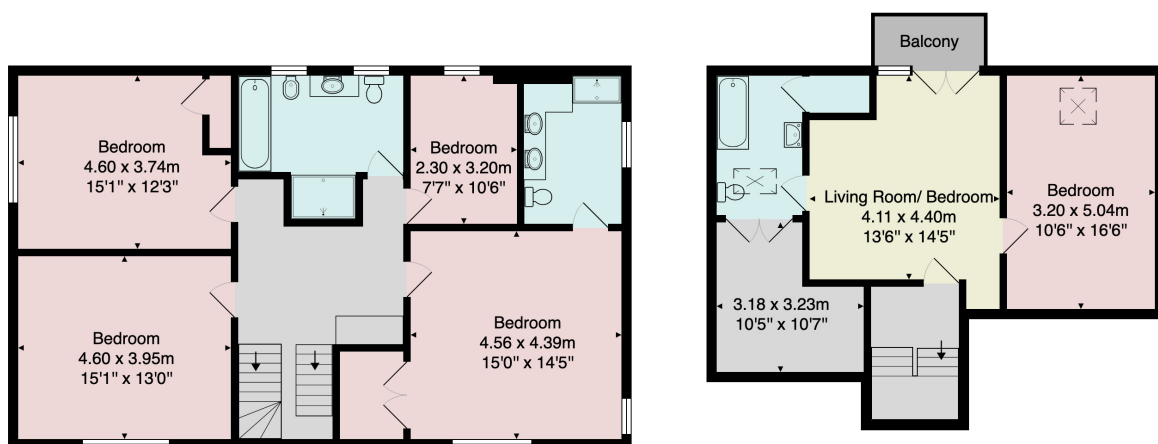
FLOOR PLAN



Ground Floor

Total Area: 291.2 m² ... 3134 ft² (excluding balcony)

All measurements are approximate and for display purposes only.
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First Floor

Second Floor

Outside

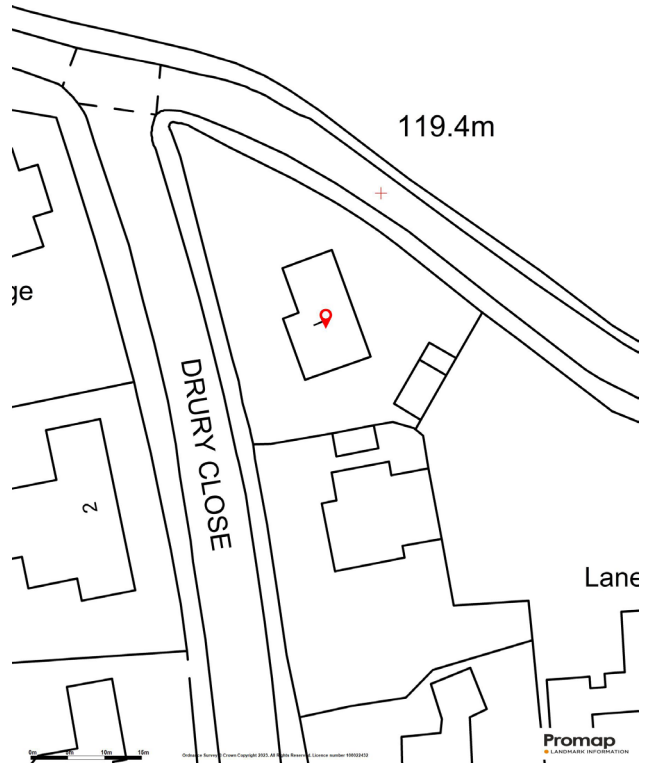
The property occupies an attractive and generous plot and is surrounded by lawned gardens with mature, well-stocked borders, and there are various paved sitting areas to enjoy the sun at different times of the day. A driveway provides parking and leads to a large garage and there is a potting shed and wood store.

There is also a balcony which provides an additional outdoor sitting space with delightful views over the adjoining golf course and countryside beyond.

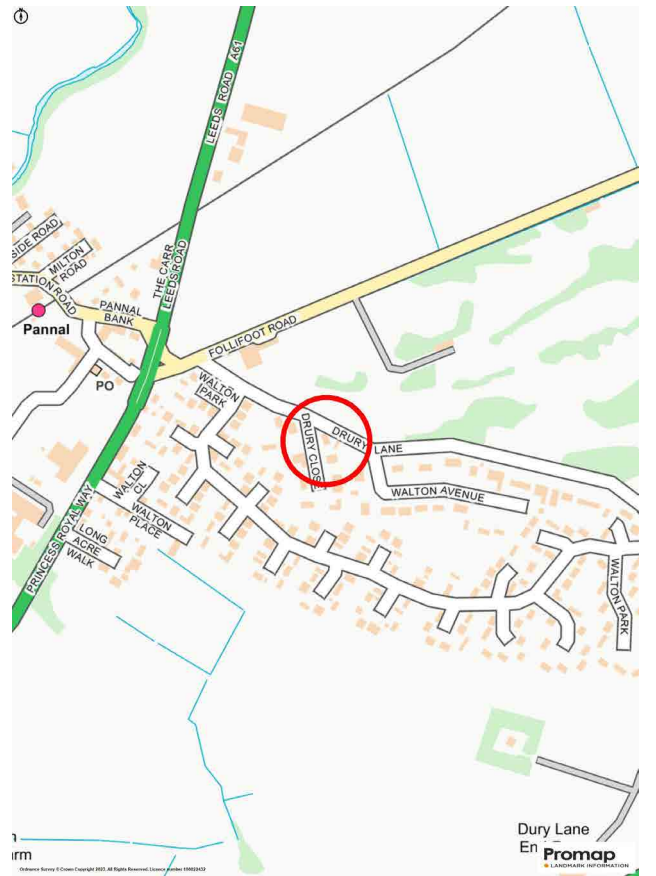
Position

Drury Lane is a well-regarded and sought-after position within the popular village of Pannal, situated just to the south of Harrogate and well served by excellent local amenities, including railway station, primary school, golf, club, and shops.

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