



LONG ACRES, CRAG LANE, HUBY LS17





Beautiful detached home boasting a fantastic plot.

Long Acres is a perfectly positioned family home boasting an unspoilt and elevated position, with an extensive and fabulous south facing plot overlooking the Wharfe Valley towards Harewood in an idyllic setting on one of Huby's most premium streets and open countryside on your doorstep.

This striking property offers a fantastic position on the outskirts of Harrogate and offers a fantastic lifestyle with a frequent bus service and train station within walking distance, excellent road transport links to Leeds, Harrogate, the A1(M) and Leeds Bradford airport a 15 minute drive away.

There are excellent private and state schools nearby including Gateways School, Harrogate Ladies Collegiate, Ashville College and most notably the Grammar school at Leeds with conveniently located pick up and drop off points within the village.

Long Acres benefits from an extensive cellar space and subject to planning could be excavated creating cinema/ games rooms, giving the property exciting potential for development.



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Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band G

EPC Rating
Ask Agent





Property Description.

This beautifully appointed and much-loved family home has been sympathetically extended and modernised throughout and in brief comprises; a warm and welcoming reception hall with W/C.

To the left of the hall is a light filled formal sitting room with feature fire surround and log burning stove, a set of French doors allow access to the terrace and rear garden.

A small set of steps lead to a formal dining room with views over the garden.

Adjacent to the dining room is a fabulous open plan kitchen diner with an immaculate solid American walnut fitted kitchen, central island unit, breakfast bar, integrated appliances and ample space for a large dining table. Off the kitchen a small set of steps lead down to a fabulous family room. The entire space has three sets of French doors leading out to the garden, creating the perfect entertaining space for friends and family to enjoy.

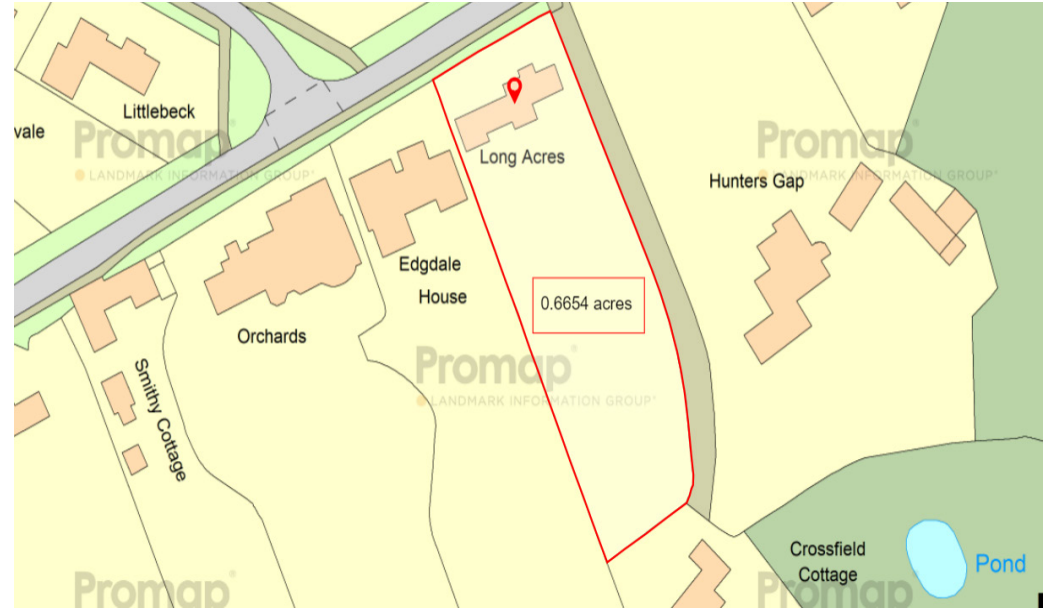
Completing the downstairs layout is a secondary W/C and separate utility with access to the side of the property. A further sitting room also leads to a completely self-contained bedroom and en suite – this area could make for a perfect guest suite.

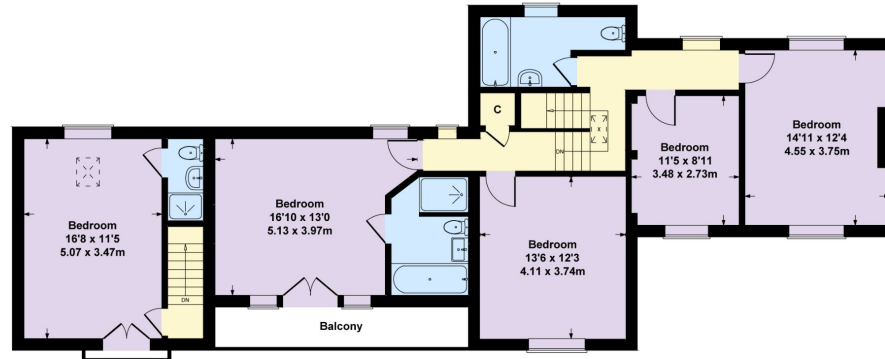
To the first floor is a generous split level landing with a beautiful glass balustrade and bespoke glass floor. A fabulous master suite with en suite bathroom with both bath and shower and French doors lead onto a balcony – a beautiful and private space to take in the fantastic view of your own garden.

Across the hallway are three double bedrooms all serviced by a modern tiled house bathroom.

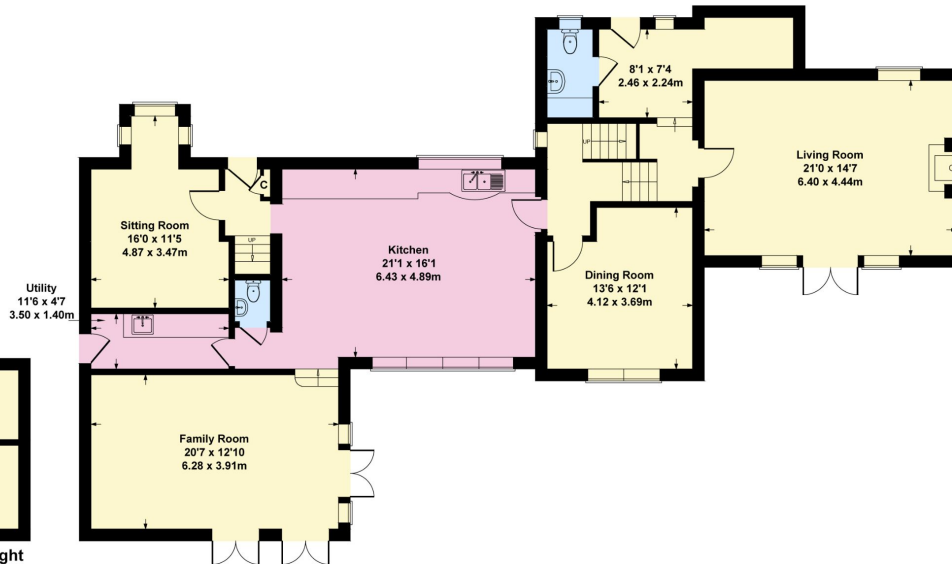
Outside and to the front of the property is a large tarmacked in and out driveway with parking for numerous cars and to the rear of the property is the most magnificent private landscaped south facing garden mainly laid to lawn with manicured borders, potted plants and perfectly placed patio seating to follow the sun and admire the panoramic views over open countryside and towards Almscliffe Crag.



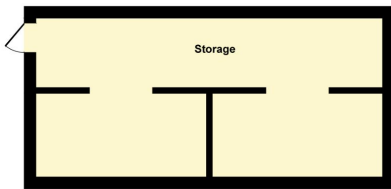




FIRST FLOOR



GROUND FLOOR

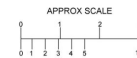


CELLAR

Reduced Height

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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APPROX SCALE

APPROXIMATE GROSS INTERNAL AREA
3186 sq ft - 296 sq m

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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 September 2022. Photographs and videos dated September 2022.

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