



MOORLAND HOUSE, FOLLIFOOT, HG3

NORTH  
RESIDENTIAL



# Impressive, detached family home with garaging, outbuildings, and land.

Moorland House is a significant stone built detached property occupying a prime position to the south side of Harrogate, just outside the popular village of Follifoot. This excellent period family home offers a unique package with an extensive array of outbuildings, established formal gardens and additional land.

The immaculately presented accommodation extends to over 4,000 sq ft and briefly comprises a generous reception hall with oak flooring and staircase and feature fireplace, sizeable drawing room with fitted shelving and storage and views framed by a bay window overlooking the gardens, adjacent cosier sitting room overlooking the gardens with a wood burning stove.

The spacious kitchen, again with a southerly aspect over the gardens and land beyond, has a range of traditional shaker style cabinetry, granite work surfaces, AGA range cooker, and a central island unit with additional storage. There is also ample space for a dining table and chairs and direct access to the rear terrace and gardens.

Opposite the kitchen is a fully fitted utility room leading to a side porch which provides access to outside. There is also a separate guest w/c with wash basin, walk in pantry and a cosy snug/TV room.



<b>Tenure</b> Freehold	<b>Local Authority</b> North Yorkshire	<b>Council Tax Band</b> Band H	<b>EPC Rating</b> E
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Completing the excellent ground floor accommodation is a formal dual aspect dining room with feature fire surround housing an inset gas fire, and French doors out to the gardens.

To the first floor a central landing leads to a superb principal bedroom with a full wall of bespoke fitted wardrobes, dressing area, feature fireplace and raised seating area in a large bay window framing stunning open countryside views. There is also a large en suite with walk in shower and separate bath.

Three further double bedrooms are serviced by a luxurious house bathroom with walk in shower enclosure and separate bath. The fifth and final bedroom has the benefit of its own en suite bathroom - ideal for guests.

Stairs from the first-floor landing rise to a pair of useful attic rooms in the roof space of the house. These generously sized spaces offer the potential to create further bedroom accommodation if necessary.





## Gardens and Grounds

The house itself is set behind an attractive stone wall with a pedestrian gate leading to the main entrance door. An imposing pair of electrically operated double gates open to reveal a block paved driveway offering parking outside the front door to the house.

The drive then sweeps through an outbuilding to a further block paved courtyard, also with separate gated access from the road. This useful area is flanked by a range of stone and rendered outbuildings and stores to one side (including a gardener's w/c), with a substantial L-shaped detached building to the other - offering 4 separate garages, storage, a large workshop and two stables.

The extensive south facing plot extends to some 4.5 acres in total with a large, paved sun terrace spanning the full width of the rear of the property offering the ideal place for entertaining and alfresco dining.

An impressive parterre garden with central feature water fountain leads to an attractive loggia with lighting and ceiling heaters. This superb covered outdoor seating area is sheltered by mature planting and is the perfect place to enjoy the gardens from all year round.

Clever planting has created different 'garden rooms' off the terracing with large areas of lawn surrounded by mature hedging and trees providing privacy and shelter. The land is a continuation of the formal gardens, interspersed with specimen trees with fenced and hedged boundaries adjacent to further open countryside beyond.







## Location

Moorland House occupies an enviable position on the western edge of this popular and sought after village, just to the south of Harrogate. The village is within a short walk and has an excellent range of facilities including a primary school, village store/post office, two pubs, a village hall, a Cricket Club and is on a bus route between Harrogate and Wetherby. More extensive facilities are available in Harrogate, renowned for its wide variety of shops, restaurants, and general amenities. For the commuter, the nearby A658 Harrogate bypass provides access to the commercial centres of Leeds and York as well as the A1(M).

## Services

We are informed that the property is connected to mains water, electricity, and drainage. Oil fired central heating is installed.

## Directions - HG3 1DR

From Harrogate take the Wetherby Road (A661) heading out of town and continue towards a large roundabout after passing The Kestrel pub on your right-hand side. Take the third turning off the roundabout onto John Metcalfe Way (A658). Take the first left onto Pannal Road and immediately turn right where Moorland House will be on the left-hand side after a few hundred meters.

For a precise location, please use the What3words App: [///epic.tags.wisdom](https://www.what3words.com/epic.tags.wisdom)



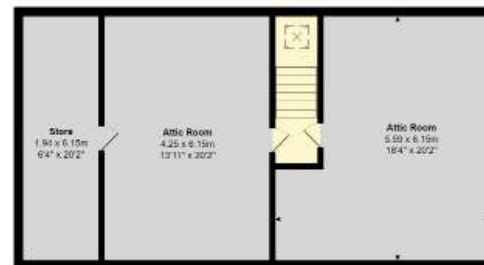
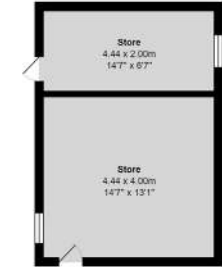
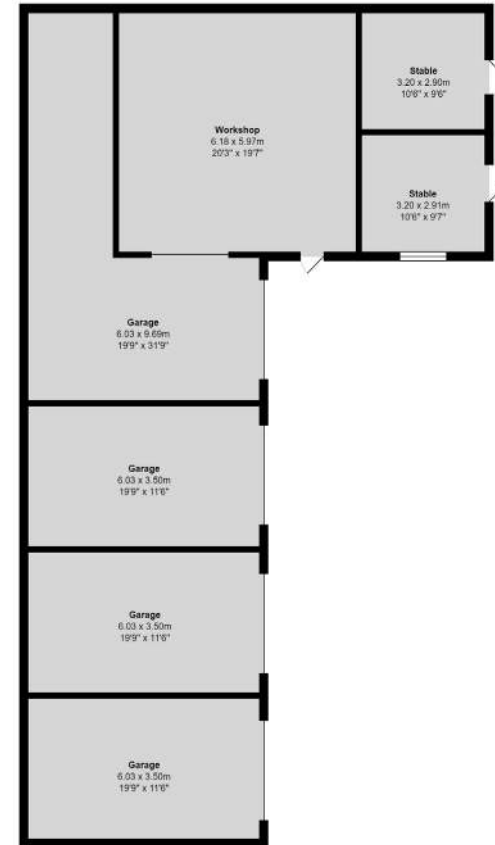




Ground Floor



First Floor



Second Floor

Internal Floor Area  
 House - 327.10sq m / 4,059 sqft  
 Attic rooms and Store - 74.10 sq m / 798 sq ft  
 Outbuildings - 211.40 sq m / 2,276 sq ft  
 Total - 642.60 sq m / 7,133sq ft  
 All measurements are approximate and for display purposes only

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