



RUDDING DOWER, HARROGATE HG3



A beautifully presented cottage forming part of the exclusive Rudding Dower estate.

April Cottage is an impressive and beautifully presented stone-built home. Boasting an excellent position on the exclusive Rudding Dower estate with far reaching views towards the Park and open countryside on your doorstep.

Rudding Dower is an exclusive development of individual houses being the former mill and estate cottages of the Rudding Park Estate. The extensive facilities of central Harrogate are a few minutes short drive with day-to-day amenities on Wetherby Road. Leeds and York are both within easy commuting distance with the A1 (m) motorway 5 miles to the east.

Boasting a wonderful mix of contemporary charm and character throughout and during the current ownership, great efforts were made to preserve and upgrade the property both externally and internally with no expense spared. The property also benefits from flexible and well-proportioned internal accommodation along with private parking and a well-manicured front garden and rear south facing courtyard.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
G

EPC Rating
E





Arranged over three floors the property in brief comprises; Kitchen, with stylish modern units and integrated Miele and Gaggenau appliances, a large sitting dining room with solid wood flooring, multi fuel burner and feature stone walls.

A large first floor mezzanine leads to a third bedroom that also serves as a study area overlooking the main living space.

To the lower ground floor is a further reception room with french doors to the garden, w/c and two double bedrooms serviced by a large house bathroom with both bath and shower.

Outside

Outside and to the rear of the property is a beautifully presented south facing courtyard garden and to the front and mainly laid to lawn with well stocked borders is a well-maintained front garden, offering a high degree of privacy. Fantastic spaces to entertain and enjoy with friends and family.

Services

Mains water, electricity and draingage are installed. Oil fired central heating.

Directions - HG3 1LL

On entertaining Rudding Dower (off Ruddling Lane) bear left to the lower parking area and April Cottage is situated on the right hand side.





Total Area: 153.6 m² ... 1654 ft²

All measurements are approximate and for display purposes only

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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 January 2024. Photographs and videos dated January 2024.

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