



SYCAMORE HOUSE, COPGROVE HG3

NORTH  
RESIDENTIAL



# A charming, detached village home with beautiful gardens and views.

Sycamore House occupies an idyllic position within the ever-popular village of Copgrove, with a generous plot, established formal gardens, off street parking and garaging.

The immaculately presented accommodation, which extends to over 2,500 sq ft, briefly comprises an entrance porch which reveals an open plan reception hall with galleried landing above -this light filled space effortlessly doubles as a formal dining room with a cloakroom and guest w/c off.

To one side of the dining room is a superb dual aspect sitting room with feature stone arches framing picture windows either side of an impressive wood burning stove. To the opposite side of the house is a spacious dining kitchen with a range of fitted cabinetry and space for a table and chairs, with a door leading to a large conservatory overlooking and providing direct access to the delightful formal rear gardens. An attached garage and useful second w/c are both accessed from the rear garden and conservatory.

Completing the excellent ground floor is a generous principal bedroom inclusive of wardrobes and a dressing table, a large ensuite bathroom and views of the rear gardens.



**Tenure**  
Freehold

**Local Authority**  
North Yorkshire Council

**Council Tax Band**  
Band F

**EPC Rating**  
E











## Accommodation Continued...

To the upper floor a central galleried landing with walk-in storage/airing cupboard is flanked by a pair of dual aspect double bedrooms, both with walk-in storage, distant views over open countryside, and their own en suite facilities.

## Outside

Sycamore House sits within a generous plot with a stone walled and mature hedged boundary to the front providing a high degree of privacy. Gates reveal a tarmac driveway, adjacent to a manicured lawn with planted flower beds, offering parking for numerous vehicles, in addition to a covered car port and attached, large single garage/workshop. There is also a stone-built garden room/greenhouse. A particular feature is the delightful enclosed rear garden, with paved sun terracing, generous raised lawn, established planting and trees, and views over open countryside beyond.

## Location

Copgrove is a highly regarded and sought-after village just north of Knaresborough which offers several supermarkets, an array of shops and an excellent selection of restaurants, cafés, and bars. The mainline station also offers services to London via York. The nearby villages of Burton Leonard and Staveley both enjoy a village pub; Burton Leonard also benefits from a shop and post office. There are buses that serve Harrogate, Ripon and York too. There is a wide range of highly regarded schools in Harrogate, Ripon, and Knaresborough, in both the private and public sectors; Burton Leonard and Staveley both have popular primary schools. The road links are excellent, via the A1 (M) which is just 4 miles away, offering commuting links to Harrogate, York, Leeds and beyond.

## Services

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





## Directions - HG3 3SZ

Entering Copgrove from the Staveley direction along Wath Lane, bear right into St Mongahs Lane where the driveway to Sycamore House will be found on your right hand side.

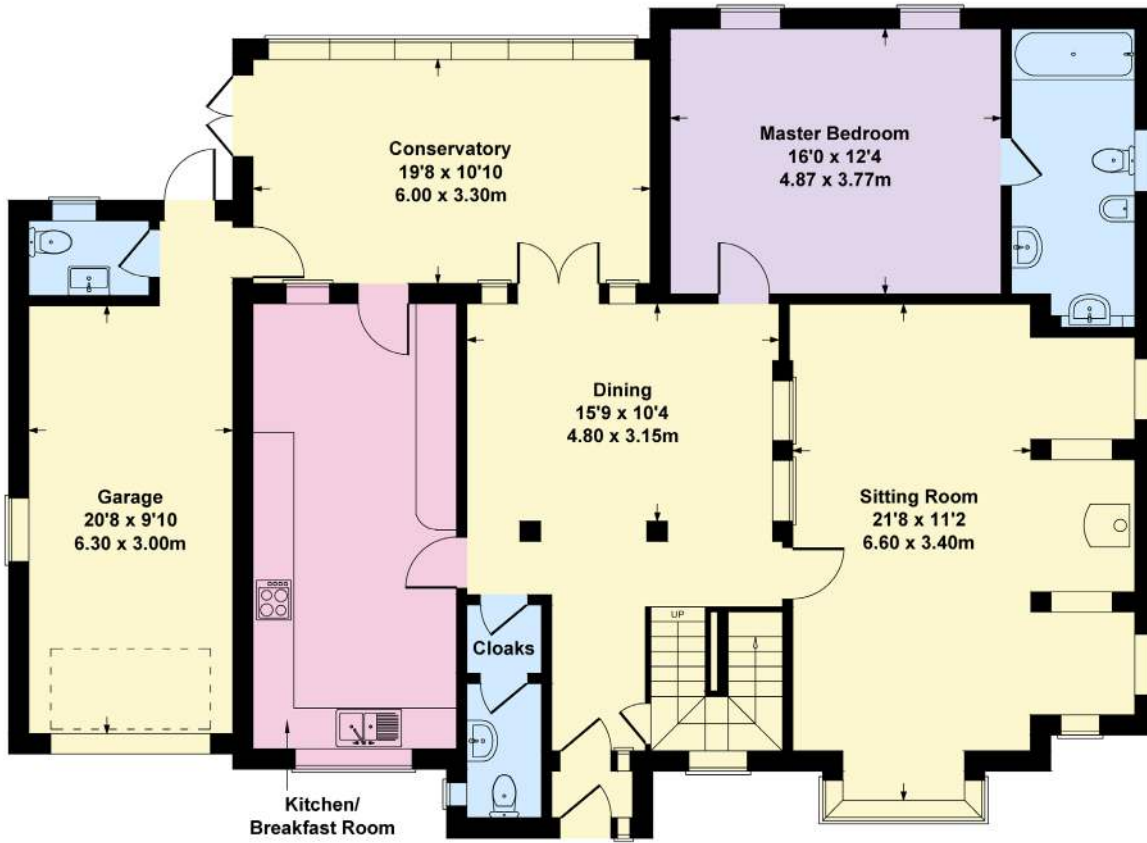
## Viewing Arrangements

Strictly by appointment via the selling agent – North Residential

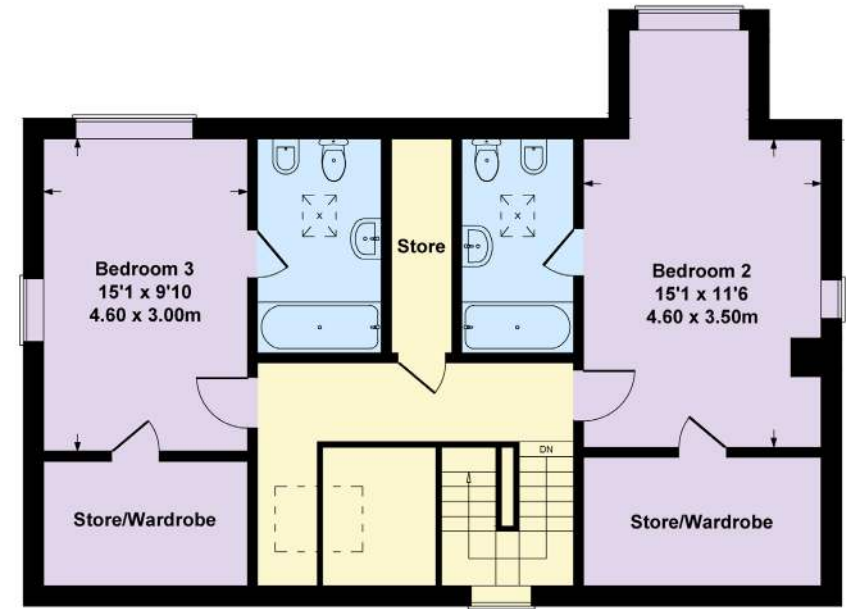
Tel: 01423 530088

Email: [harrogate@northresidential.co.uk](mailto:harrogate@northresidential.co.uk)





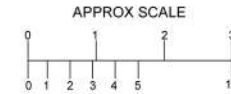
**GROUND FLOOR**



**FIRST FLOOR**

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.

**Sycamore House, Copgrove, Harrogate, HG3 3SZ**



**APPROXIMATE GROSS INTERNAL AREA**  
 House - 2325 sq ft - 216 sq m  
 Garage - 248 sq ft - 23 sq m  
 Total - 2573 sq ft - 239 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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

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