



VERITY
FREARSON

THE MANOR HOUSE, LADY LANE, LUND HOUSE GREEN, HARROGATE HG3 1QD

OFFERS OVER £1,300,000

THE MANOR HOUSE, LADY LANE,

Lund House Green, Harrogate, HG3 1QD

A fantastic opportunity to purchase this charming Grade II Listed detached property standing within attractive grounds and gardens with large garage block, situated in this peaceful rural setting surrounded by beautiful open countryside yet just a short distance from Harrogate town centre.

This impressive property provides high-quality accommodation, with an abundance of character and charm, has two large reception rooms, together with a stylish fitted kitchen and dining area, cloakroom, utility room and large pantry. There is also a useful study on the ground floor, together with four large double bedrooms on the first floor, including the main bedroom which has a dressing room and en-suite bathroom. Electric gates lead to the property where there is ample parking and access to the large garage block, which provides parking for up to three vehicles and useful storage space. The large and attractive gardens have mature planted borders and enjoy an open south-facing aspect.

The property is situated in this unique location, surrounded by open countryside yet is just a short distance from Harrogate town centre as well served by local amenities and schools.



3 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

4 Double Bedrooms · En-Suite Bathroom · Family Bathroom

Ample Parking · Garage Block · Mature South-Facing Gardens







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with windows overlooking the garden. Attractive fireplace with open fire. Wood flooring.

FAMILY ROOM

A further reception room with a window overlooking the garden and further windows to side with fitted shutters. Attractive fireplace with open fire.

STUDY

Providing a useful workspace with external door, providing potential separate entrance.

DINING KITCHEN

With spacious dining area and attractive stone fireplace with open fire and stone flooring. Stylish fitted kitchen with a range of quality wall and base units with integrated dishwasher, range cooker and fridge / freezer. There is a pantry with further fitted quality units with worktop and sink and space for additional appliances.

UTILITY ROOM

With fitted units, worktop and sink and space and plumbing for washing machine and tumble dryer. External door.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized double bedrooms on the first floor, including the main bedroom with dressing room, attractive fireplace and en-suite bathroom

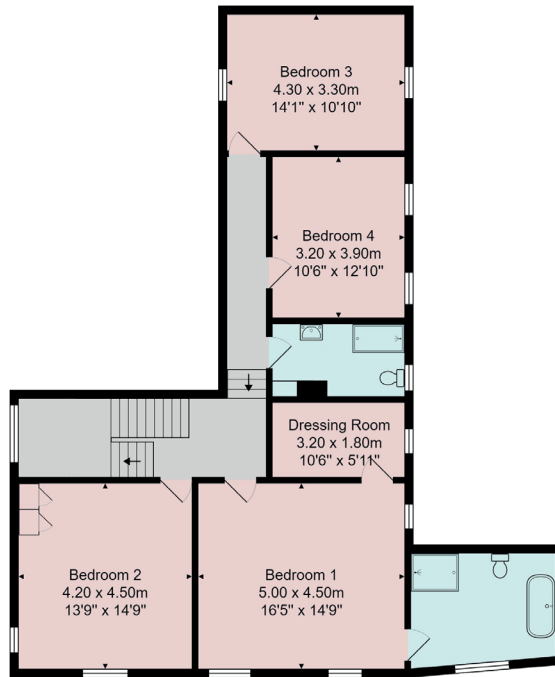
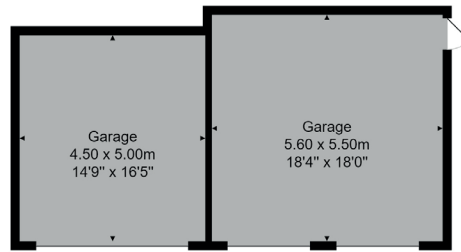
EN-SUITE BATHROOM

A white suite comprising WC, washbasin, large walk-in shower and free-standing bath. Tiled walls and floor.

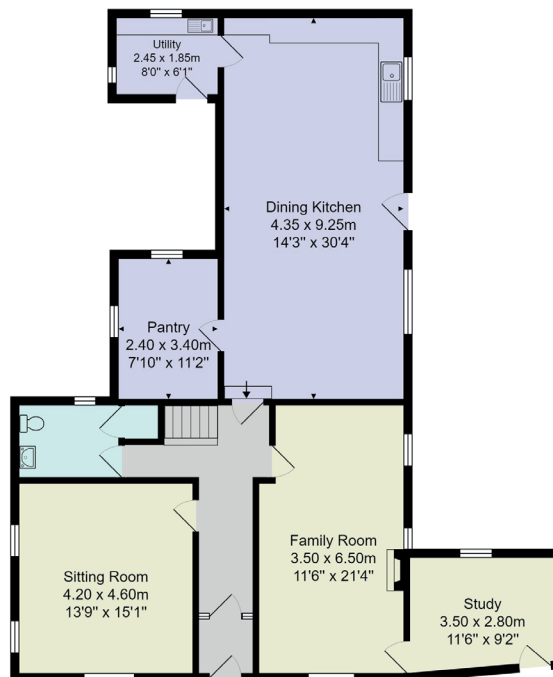
SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 236.4 m² ... 2544 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

Electric gates lead to a gravel driveway. There is ample parking and access to the garage block with electric garage door and providing parking for up to three vehicles with useful storage space. The property stands with an attractive, good-sized gardens with lawn, well-stocked, mature planted borders, extensive sun terrace enjoying a south-facing open aspect, and various paved sitting areas around the property and herb garden.

Agent's Note

The property has an oil-fired heating system.

The property has a septic tank, which is shared with six houses in total. The owner of the property, pounds per annum towards maintaining the septic tank, shared road and security lighting

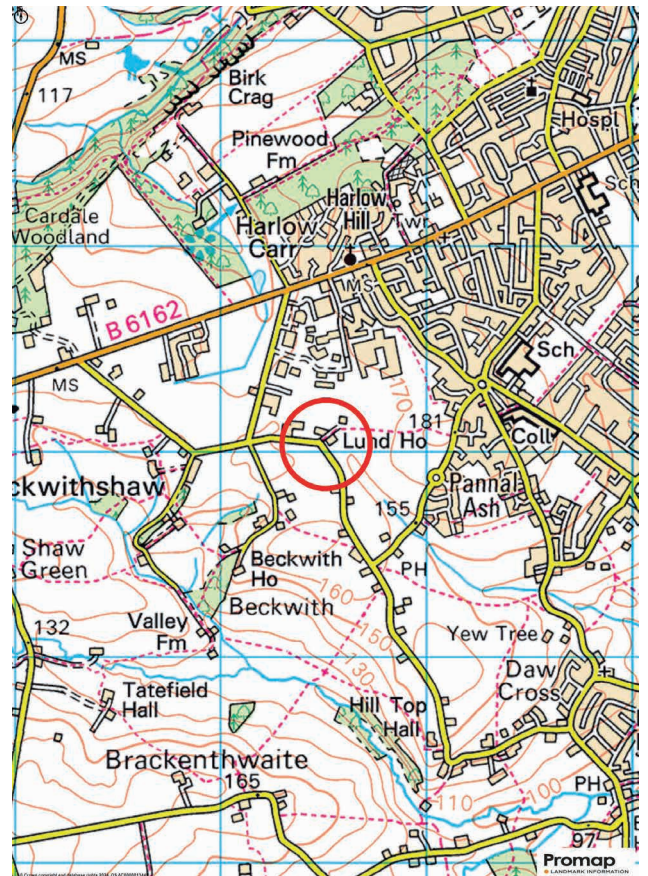
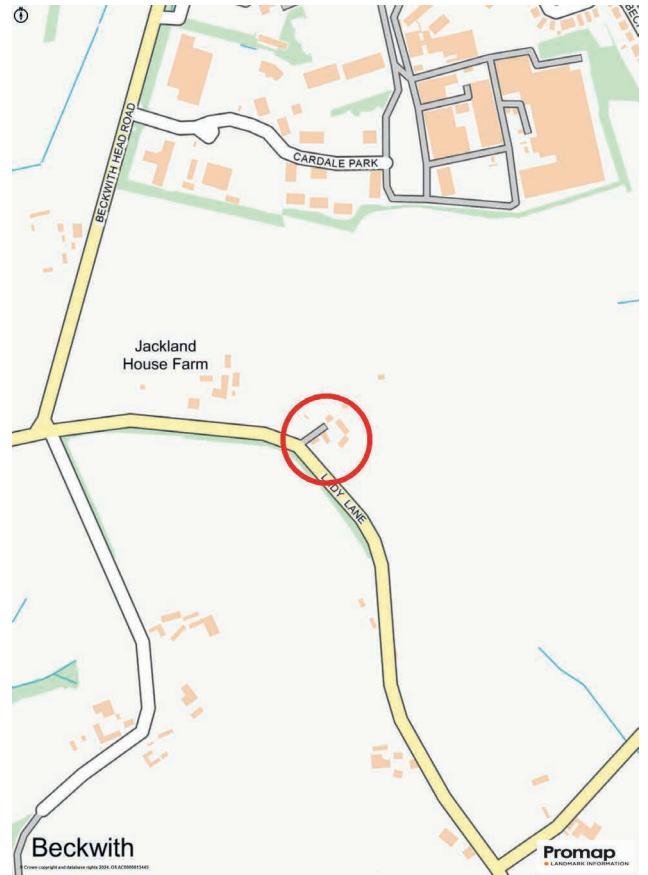
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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