



VERITY  
FREARSON

LONG ACRE, BRACKENTHWAITE LANE, BURN BRIDGE, HARROGATE, HG3 1PF

GUIDE PRICE £1,200,000

# LONG ACRE, BRACKENTHWAITE LANE,

*Burn Bridge, Harrogate, HG3 1PF*

**A fantastic opportunity to purchase this charming four-bedroom detached home occupying a substantial plot and enjoying delightful views over the surrounding countryside, having a large and attractive garden extending to over an acre in total.**

This handsome property provides generous and flexible accommodation. On the ground floor there is a sitting room, together with a snug and office, dining kitchen and cloakroom. Upstairs, there are four bedrooms, a bathroom and en-suite, as well as an additional first-floor games room / office.

A particular feature of this individual property is the substantial garden which extends to over an acre in total and has extensive lawn, patio and a tennis court. A driveway provides parking and leads to a double garage, and a separate driveway provides further additional parking area and leads to a detached garage block with triple garage and store. There is also an additional storeroom / workshop.



3 Reception Rooms · Dining Kitchen · Cloakroom · Games Room

4 Bedrooms · En-Suite Bathroom · Bathroom

Ample Off-Road Parking · Triple Garage · Extensive Gardens · Tennis Court







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A reception room with marble fireplace with open fire. Bay window overlooking the garden with delightful countryside views beyond.

#### **DINING KITCHEN**

With space for dining table and doors leading to the garden. The kitchen comprises a range of fitted units with electric hob, double oven and space for appliances.

#### **SNUG**

Providing a further sitting area with bay window overlooking the garden.

#### **STUDY**

Providing a useful workspace

#### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **GAMES ROOM**

Accessed via a separate staircase and located above the garage, this room provides useful additional space that could be used as a games room / office / music room etc.

#### **BEDROOM 1**

A large double bedroom with windows on two sides and fitted wardrobes.

#### **EN-SUITE BATHROOM**

With WC, washbasin, shower and bath.

#### **BEDROOM 2**

A double bedroom with windows on three sides. Fitted wardrobes.

#### **BEDROOM 3**

A double bedroom with fitted wardrobes.

#### **BEDROOM 4**

A further bedroom.

#### **BATHROOM**

With WC, washbasin and bath.

# FLOOR PLAN



Total Area: 197.9 m<sup>2</sup> ... 2131 ft<sup>2</sup> (excluding garage, external garage, external workshop)  
 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

The property occupies a particularly generous plot, having very good-sized and attractive gardens with lawn and mature planting. There is a paved terrace surrounding the property, providing excellent sitting areas and entertaining space enjoying the wonderful views over surrounding countryside. A driveway to the side of the property, provides parking and leads to a double garage. There is an additional drive, accessed via separate gates, providing further additional parking space and leading to a substantial triple garage and store with light, power and security alarm. This outbuilding, in our opinion, has huge potential for further development, subject to obtaining necessary consents. In addition to the garage there is also a separate stone built in store providing useful storage space / workshop. There is also a tennis court.

### Location

Long Acre is situated in a delightful position overlooking beautiful open countryside, yet convenient for village amenities in Burn Bridge and Pannal, and within a short distance of Harrogate town centre.

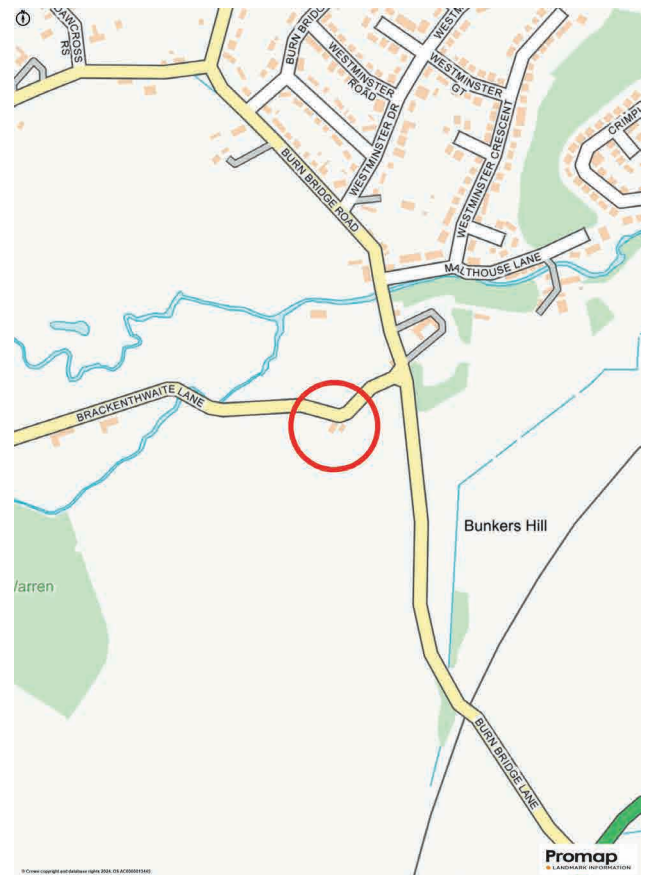
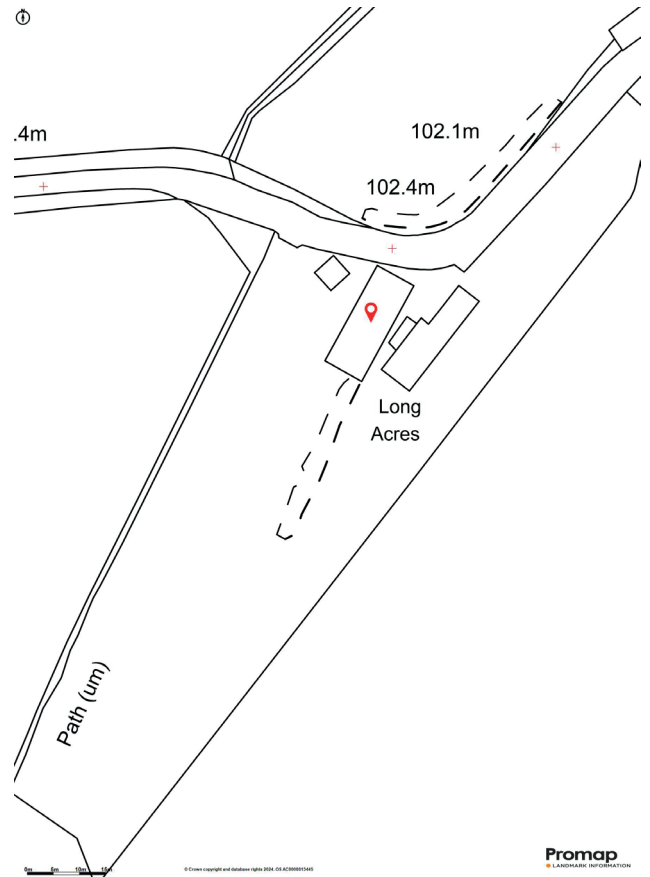
### Services

Electricity and water services connected. Drainage is to a septic tank. Oil-fired central heating

### Tenure

Freehold

**Council Tax Band - G**



Harrogate

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