



BRITANNIA LODGE, SWAN ROAD

£2,495,000

NORTH
RESIDENTIAL

Charming double fronted townhouse with stunning interiors and cottage.

Britannia Lodge is a stunning Grade II listed early Victorian townhouse occupying a prominent corner position within a few minutes' walk of central Harrogate. It is one of Harrogate's most admired townhouses, being of classic style yet appointed to the demanding specifications of present day living - an exquisite well-proportioned four bedroom home with a detached three bedroom cottage with garaging within the landscaped grounds.

This beautiful accommodation is arranged over four floors and comprises four double bedrooms with Clarity Arts fitted wardrobes in the majority, storage room, and four bath/shower rooms in addition to two principal elegant reception rooms including a through drawing room some 28 ft in length, fully fitted bespoke library and adjacent home office.

To the under floor heated lower ground floor there is an additional cosy reception room with access to the front gardens and a fantastic living kitchen leading out to a sunny west facing terrace to the rear of the house. This impressive space with ample bespoke kitchen cabinetry, granite work surfaces, 4 oven Aga, integrated appliances, large island unit and space for a large dining table is the ideal space for entertaining guests.

There is also a generous utility room, boiler room and separate guest cloakroom on this self-contained floor of the property. In all an exceptional home with generous accommodation and arguably one of the finest townhouses in central Harrogate.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
Band G & C







Gardens and Grounds

A particular feature of Britannia Lodge is the attractive and predominantly lawned gardens to the front of the property with colourful herbaceous borders in addition to a paved seating area to the front of the lower ground floor.

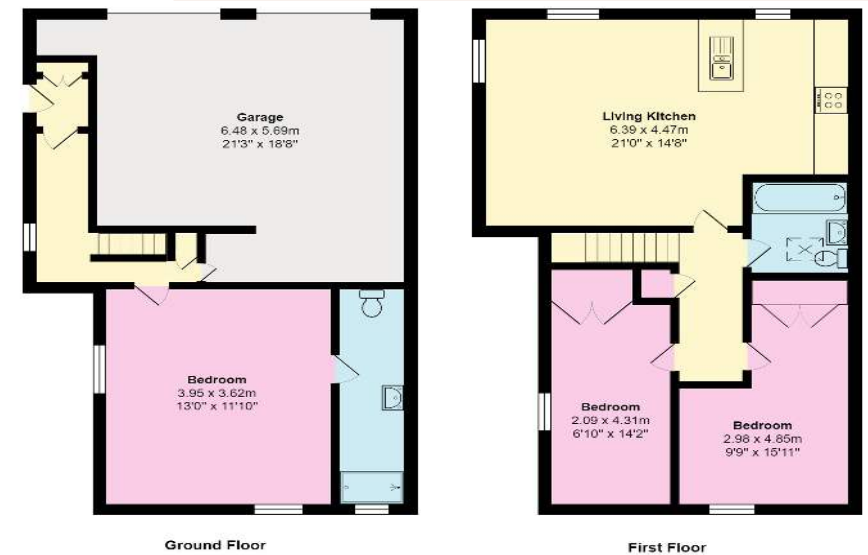
The rear garden area is ideal for summer entertaining being predominantly terraced with a sunken patio area with pergola. Double electric gates open to a block paved driveway leading to the double garaging within the separate detached cottage.

Separate Cottage

Constructed in the 1980's, the mews cottage is a detached stone built, self-contained cottage comprising 3 bedrooms having frontage to York Road. York Mews is ideal as ancillary guest accommodation, or as a potential holiday/long term rental property.

This excellent cottage offers stylish interiors with the spacious accommodation comprising a double bedroom and en suite shower room on the ground floor with two further double bedrooms with fitted wardrobes, and a house bathroom on the first floor, as well as an open plan lounge/kitchen/diner.

The remainder of the ground floor is occupied by double garaging.



Total Area: 92.9 m² ... 1000 ft² (excluding garage)
All measurements are approximate and for display purposes only



Location

Situated in a prime location in Harrogate, Britannia Lodge is within walking distance of the extensive facilities of the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

Services

All mains' services are connected to the property. Gas fired central heating is installed.

Directions - HG1 2SA

From Harrogate town centre take Parliament Street A61 and continue at the traffic light junction onto Ripon Road. Just after Divino Restaurant, take a left onto Swan Road, The Old Swan Hotel is on your right-hand side and you will see Britannia Lodge in front of you on the corner of York Road.

Viewing Arrangements

Strictly by appointment via the selling agent – North Residential
Tel: 01423 530088
Email: harrogate@northresidential.co.uk







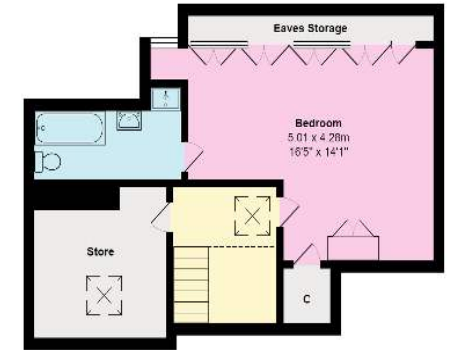
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 348.7 m² ... 3753 IP² (excluding eaves storage)

All measurements are approximate and for display purposes only

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.

Particulars dated October 2024. Photographs dated September 2024.

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