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**Viewing arrangements**
Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

**Directions**
Proceed out of Harrogate on the A61 towards Leeds passing the BMW garage on the right and through Pannal. At the main roundabout, take the first exit onto the A658. Proceed up the hill and take a right turn "signposted Kirkby Overblow". Proceed into the village, past the school on Main Street following the road around to the left where it becomes Barrowby Lane where Cleveland House can be found on the left hand side.

Cleveland House, Barrowby Lane, Kirkby Overblow, Harrogate
Guide price £1,000,000

#HomesNotHouses

**Energy Efficiency Rating**

**Environmental Impact (CO₂) Rating**
Occupying an enviable prime position within the heart of this highly desirable village, Cleveland House is a beautiful detached family home set within a magnificent plot with private rear gardens and views over unspoilt countryside.

Fronted by electric gates leading to a large driveway parking area, the house itself is set back behind a secret lawned garden with South facing aspect. The accommodation opens to a spacious central reception hall with guest w/c and cloaks storage cupboard. Double doors lead through to the magnificent dining kitchen with separate utility room, tiled floor, bespoke solid wooden units and granite work surfaces. Extending from the kitchen is a family room with feature fireplace and French doors opening to the rear gardens. The large dual aspect sitting room with open fire, also boasts French doors to the gardens. There is an additional room which presents space for a study if required. To the first floor, the galleried landing branches to four double bedrooms of excellent proportions, the master of which has a large adjoining dressing room providing through access to the en-suite bathroom. The second bedroom also has a stylish en-suite with large walk in shower enclosure, and the house bathroom serves bedrooms 3 & 4. The gardens to the rear are mainly laid to lawn with impressive views towards open countryside beyond and summer house. The sheer size of the plot would easily accommodate extension to the current dwelling if desired, and there is scope to the front aspect to create garaging.

This most sought after village has a thriving community benefiting from having two highly regarded public houses, church and primary school. The location is extremely convenient being only 5 miles South of the fashionable Spa town of Harrogate which offers everything from boutique shopping and fine dining, to a wide variety of leisure and entertainment facilities. A regular rail service is available from Pannal which links to the mainline stations in Leeds and York, Leeds Bradford Airport is 10.7 miles away, and the A1M which links to the national motorway network is a mere 6.3 miles.