Harcourt House
Rossett Green Lane,
Harrogate, North Yorkshire,
HG2 9LL

Stunning family house and gardens in the sought after south side of town.

Harcourt House is located in the highly sought after south side of Harrogate and approximately 2 miles from the town centre. The thriving commercial centre of Leeds lies approximately 14 miles to the south. The cathedral city of Ripon is about 12 miles away and the historic city of York is some 20 miles to the east. Harrogate is well located for the A1M with its links to the national motorway network. There are also regular railway services from Harrogate, which link with the main line at York and Leeds giving fast and regular services to London Kings Cross and Edinburgh. Regular domestic and international flights are available from Leeds Bradford airport about 1012 miles.

Harrogate has a popular shopping centre and benefits from a wide variety of restaurants and café’s, cinema and theatre. There is a wide choice of schools throughout the area.
The property
Harcourt House is an imposing family home constructed partly of red brick and set within sizeable mature gardens.

This family home has been created and presented to a high standard by the current owner and offers well balanced accommodation throughout.

The reception rooms have high ceilings and are of generous proportions. Of particular note is the sizeable reception hall, with a magnificent oak staircase, leading to the study and drawing room, with french doors to the veranda. The beautifully presented breakfast kitchen forms the heart of the house and comprises bespoke units with light granite work surfaces, integrated appliances and plenty of natural light. Steps rise to the dining area and family room with french doors opening to the gardens.

A utility room and cloakroom conveniently adjoin the kitchen with a rear hall leading to the inner courtyard and staircase to bedroom five/office. An inner hall with cloakroom off, has a back staircase to the first floor.

The fine staircase rises to a galleried landing and four well proportioned double bedrooms, and three bath/shower rooms. A fifth bedroom and en-suite shower room are located above the utility, with access from a separate staircase.
Outside
An impressive entrance with an electronic gate opens to a gravel sweep at the front door leading to an open three car oak constructed garage with space above and access via an outside open staircase, with consent for residential use.

A paved terrace overlooks the well maintained formal gardens. These are predominantly laid to lawn with high boundary hedges, mature shrubs, evergreen trees and flower borders.

A back drive from Church Lane provides additional parking and turning space.

General
Services: Mains services include water, gas, electricity and drainage.
Solicitors: To be confirmed
Tenure: Freehold with vacant possession upon completion.
Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.
Wayleaves, easements and rights of way:
The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.
Directions
From the Prince of Wales roundabout, take the A61 Leeds road. At the traffic lights, turn right into Leadhall Lane which merges onto Rossett Green Lane where the entrance to Harcourt House will be found immediately on the left hand side.

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