

Octavia House, Harrogate, North Yorkshire





One of the **finest houses in Harrogate**, situated in an unbeatable location.

Summary of accommodation

Basement: Home office | Utility room | Boiler room

Ground Floor: Hall | Sitting room | Drawing room | Study | Kitchen | Bedroom five | Bathroom

First Floor: Principal bedroom with en suite | Three further bedrooms, one with shower room and access to balcony | Family bathroom

Second Floor (Penthouse apartment): Reception hall | Living room with balcony | Breakfast kitchen | Four bedrooms | Bathroom | WC

Outside: Electrically operated entrance gates | Secure hard-standing parking | Lawned garden and terrace

Distances

Central Harrogate 500 metres, Leeds 16 miles, York 23 miles

(All distances are approximate)



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The property

Octavia House is the last remaining detached family house on Beech Grove and offers exceptional potential to reconfigure the accommodation to suit a purchaser's requirements. This prestigious property has accommodation over four floors with stunning features throughout. The property is currently arranged as a three storey house with a top floor penthouse apartment.

Outside

Set within enclosed gardens, the property has a large lawn to the front with flower borders and mature boundary hedging. There are double electric opening gates to a large, hard-standing driveway and parking area.

Services

Mains water, electricity, gas and drainage are installed.



Directions (Postcode: HG2 0EX)

From the centre of Harrogate, take the Otley Road and turn right into Beech Grove. Octavia House will be found on the left-hand side.

Viewings

All viewings must be made strictly by prior appointment through the joint selling agents, Knight Frank LLP and Nicholls Tyreman.





Situation

Harrogate is a beautiful Spa town which has been crowned the happiest place to live in Britain several times, with its healing mineral waters, excellent schools, beautiful parks including the Stray, which the house overlooks and the famous Bettys Café Tea Room. Harrogate is a tourist destination and its visitor attractions include RHS Harlow Carr Gardens, the Royal Hall and the Harrogate International Centre. It is close to the North Yorkshire Moors and the Dales. The town centre offers an excellent and varied range of shopping and recreational facilities. There is a selection of well-regarded schools nearby, including the co-educational independent school Ashville College and Harrogate Ladies College within the Duchy, as well as excellent state schools, including Harrogate Grammar, Rossett, St Aidens, St John Fisher and Harrogate High School. The property is on the coveted Stray, overlooking green space, yet close to the town centre and giving easy access to the business centres of Leeds, Bradford and York. For the commuter, there are excellent transport connections - the railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is within 9 miles to the east, and Leeds/Bradford Airport is 12 miles southwest.



Property information

Tenure: Freehold. The property is currently occupied on the following basis:

The main house is occupied on a periodic tenancy. The penthouse apartment has a tenant in situ until June 2025.

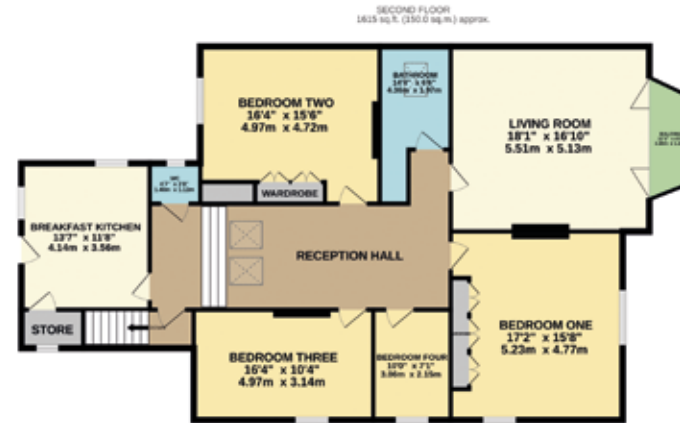
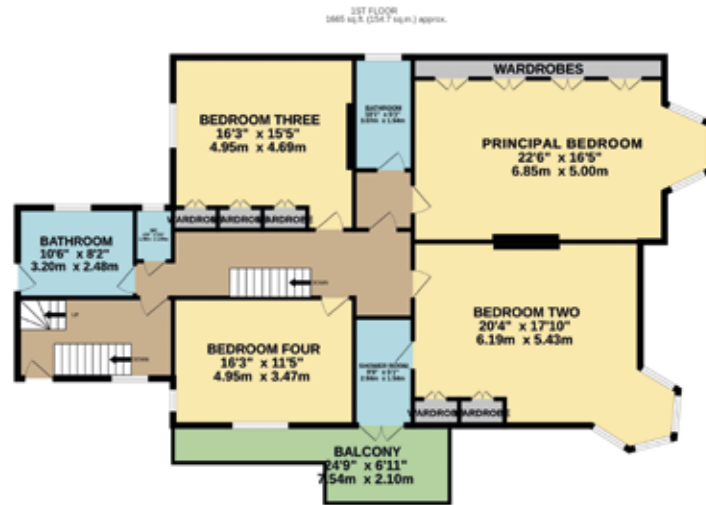
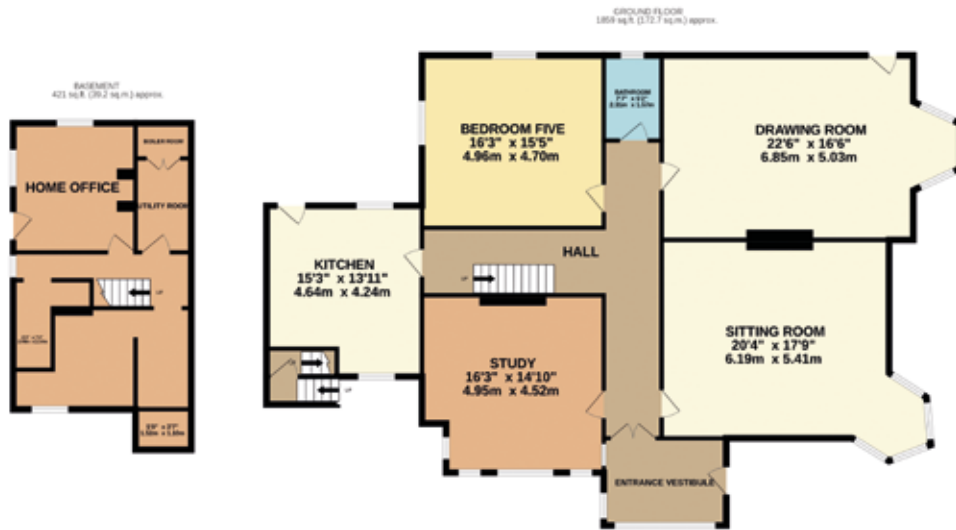
Local Authority: North Yorkshire Council

Council Tax: Band G

EPC Rating: E

Guide Price: £2,950,000





Approximate Gross Internal Floor Area

Basement: 421 sq ft / 39.2 sq m

Ground Floor: 1859 sq ft / 172.7 sq m

First Floor: 1665 sq ft / 157.7 sq m

Second Floor (Penthouse Apartment): 1615 sq ft / 150 sq m

Total: 5560 sq ft / 516.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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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Particulars dated September 2024. Photographs and videos dated September 2024.

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