



THE BRIDGE HOUSE

Malthouse Lane, Burn Bridge, Harrogate



A STUNNINGLY RESTORED GEORGIAN HOME

Set within 1.25 acres of landscaped gardens, offering privacy and tranquillity, surrounded by countryside, yet only moments from Harrogate town centre.

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Local Authority: North Yorkshire Council

Council Tax band: H

Tenure: Freehold – Vacant possession upon completion

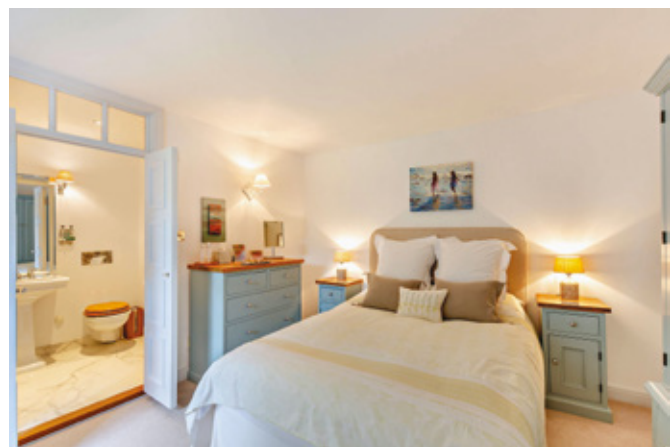
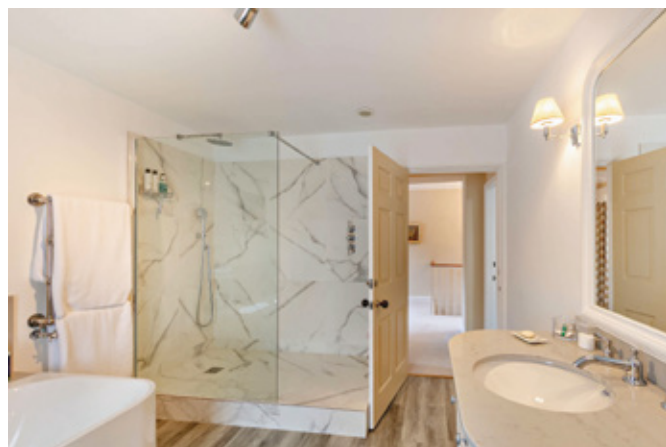


A MAGNIFICENT GEORGIAN HOME

The Bridge House represents a rare opportunity to acquire a magnificent Georgian home, which is believed to date from around 1810 and is originally part of the prestigious Harewood Estate. Expertly and sympathetically restored, the property seamlessly blends timeless elegance with contemporary luxury, providing a remarkable family home.

The grounds are equally impressive, offering picturesque views across the oak pergola and all weather tennis court and towards the mature woodlands beyond. Accessed via electric oak gates, the property features a secure courtyard and a detached stone-built garage with EV charging point and space for three cars.





LOCATED IN A HIGHLY DESIRABLE VILLAGE

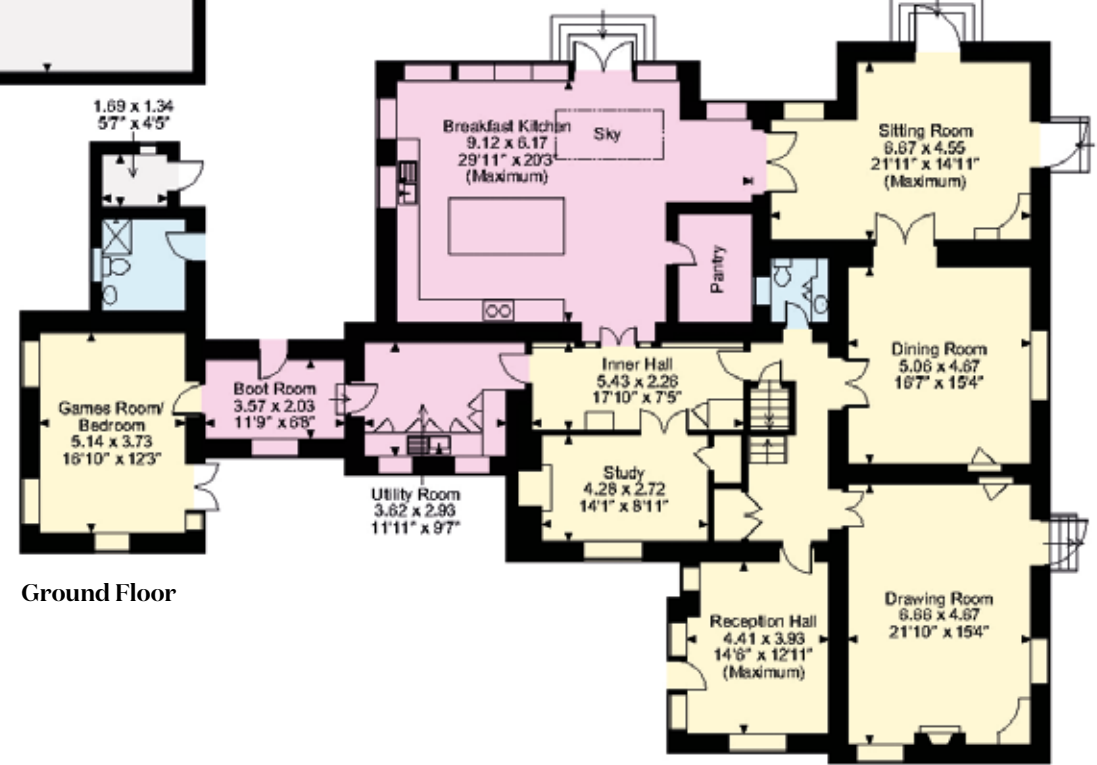
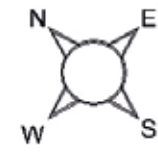
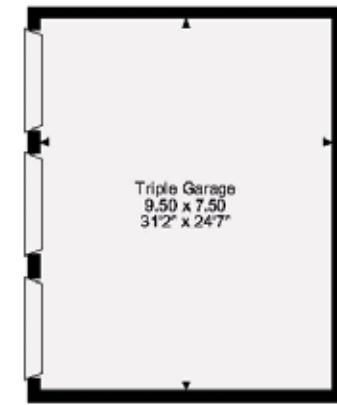
Burn Bridge is a highly desirable village located approximately 3 miles south of Harrogate and adjacent to Pannal. The village features a range of local amenities, including a shop, school, and a direct rail service to Leeds and Harrogate, with London reachable in approximately 3 hours by train. Harrogate and Pannal offer a wealth of excellent shopping, dining, and leisure facilities, while the nearby Marks & Spencer's flagship store and Weeton's food emporium provide further convenience. The property is well-connected, with easy access to the A1(M) and Leeds/Bradford Airport.

Distances: Harrogate 3 miles, Pannal 1.5 miles, Leeds 14 miles

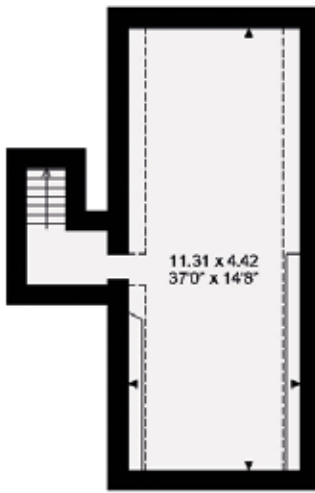
Viewing: Strictly by appointment. Contact Knight Frank, Yorkshire Office, Melissa Lines

Directions: Sat Nav: HG3 1PE

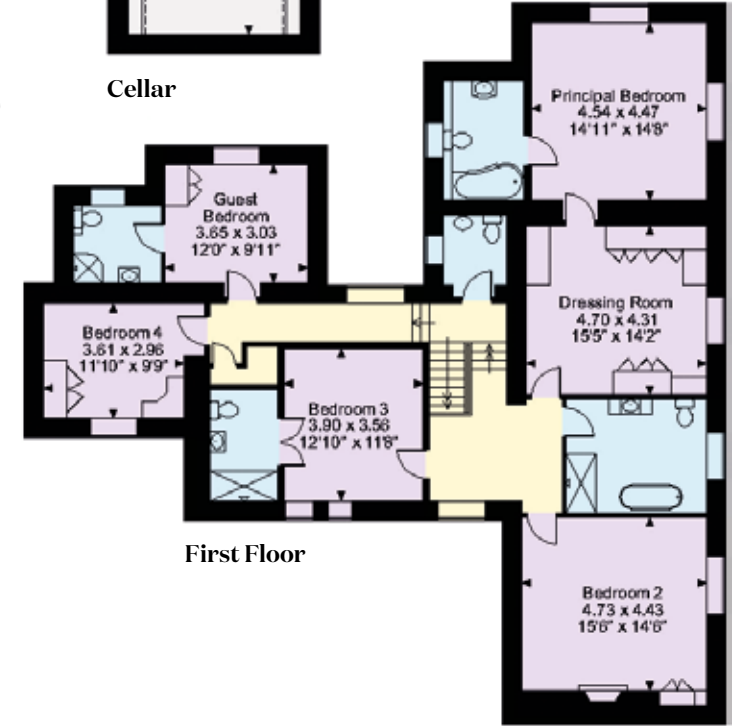




Ground Floor



Cellar



First Floor

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

Approximate Gross Internal Area = Main House = 5,000 sq ft / 464 sq m
Triple Garage = 764 sq ft / 71 sq m
Total = 5,764 sq ft / 535 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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