



BRACKENTHWAITE, HILL FOOT LANE, HG3

OFFERS OVER £3,000,000

NORTH
RESIDENTIAL

A stunning, Georgian style home, perfectly set within 10 acres of beautiful surrounding grounds.

Brackenthwaite is a much loved and truly superb family home, occupying a prime position to the south-side of Harrogate, in the popular village of Burn Bridge. The property offers unrivalled privacy and seclusion, which is a real rarity this close to the centre of Harrogate.

On the market for the first time in over 60 years, this amazing property is the epitome of a 'forever family home' having had only three owners since it was first built, in the thirties!

The property offers more than 6,000 sq. ft of elegant accommodation, including six double bedrooms and a number of striking reception rooms.

The grounds of this period family home offer a unique package with an extensive array of outbuildings, established formal gardens, a pool complex and additional surrounding land with far reaching views.

The property combines period features with bright and airy accommodation throughout. There are a number of stunning original features, including ornate ceiling cornicing, chandelier light fittings and open fireplaces, as well as sash windows and full height arched windows and French doors. All of which combined, create a truly unique and one off opportunity to own this incredible family home.



Tenure	Local Authority	Council Tax Band	EPC
Freehold	Harrogate Borough Council	Band H	F Rating







Property Description.

Upon entry of this impressive home is a welcoming central reception hall with beautiful original Portuguese marble flooring, leading to the three main reception rooms, all of which look out across the rear garden and enjoy south-facing aspects that bring plenty of sunlight throughout the day, flooding the rooms with natural light. They include the 26ft, dual aspect drawing room with Adam style open fireplace and full height French windows and doors, opening on to the west facing lawns. The delightful morning room with coffered ceiling also offers full height French windows and doors opening on to the south facing terrace giving way to the views over the valley. The dining room has original wooden flooring and ample space for a large dining table and includes another attractive open fireplace. There is access from the dining room to the butler's pantry and kitchen, as well as to the breakfast room with its charming wood panelling and built-in banquette seating. The kitchen itself has fitted units to base and wall level, with the butler's pantry offering full height wall and floor units to one side and floor units with sink and worktop to the other, there is also a freezer room providing additional space for appliances and storage.

From the hallway off the kitchen, you can access the wine cellars, boiler room and study, which in turn leads through to the beautiful garden room with its tiled flooring, double set of French doors and five full-height windows, it is the ideal space for entertaining.

On the first floor you will find five/six comfortable and well-presented double bedrooms, including the generous principal bedroom with stunning dual aspect covering far reaching views over to Almscliffe Crag from the well-placed window seat. There is also built-in storage, dressing room and en suite bathroom with a separate shower. The first floor also has a billiard room with space for a snooker table and traditional snooker table lighting and a large studio with a charming Juliet balcony, both of which could be used as additional bedrooms if required. Completing the first floor are two family bathrooms each with bath and a separate shower enclosure and a separate WC.





Outside

The property is approached via private electric gates and set back down a long sweeping driveway, passing lawns with stunning Rhododendron bushes and trees to one side and paddock to the other. The drive gives way to ample parking along the front of the house and in front of the garage and workshop, where you will also find the potting shed, store and greenhouses. Beyond the greenhouse is a fully enclosed grass tennis court.

There is a timber-framed pool house with spa facilities. These include a heated swimming pool, a kitchenette, a jacuzzi, a sun bed and a sauna, as well as changing and shower facilities.

The gardens are extensive and beautifully manicured and feature terraced lawns on several levels, patio areas for al fresco dining and a wealth of mature trees, established shrubs, hedgerows and two summer houses. There are also open fields and meadows, which are ideal for grazing horses and livestock. The gardens and grounds back onto open countryside and Crimple beck, creating a sense of peace and tranquillity.

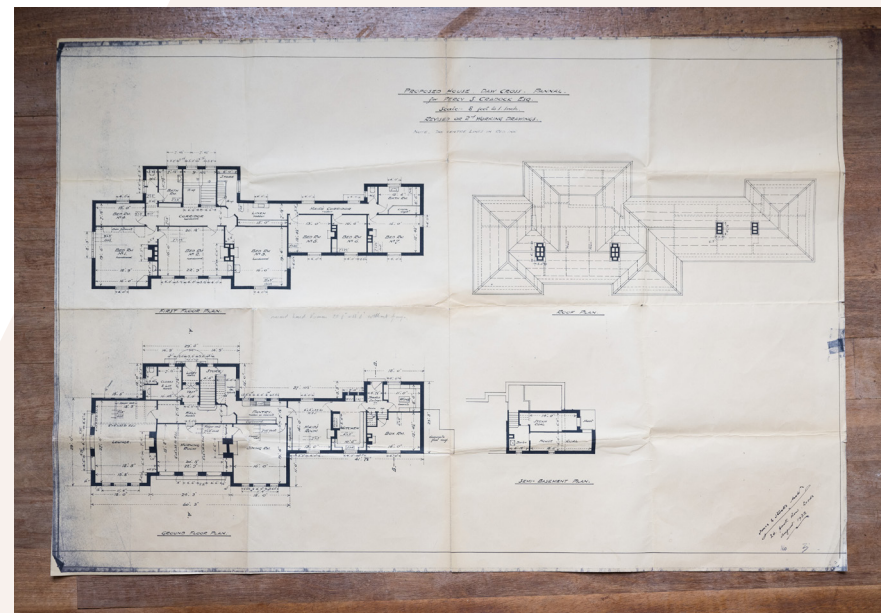
Brackenthwaite Cottage

Additionally, there is a well-presented, centrally heated three-bedroom cottage - available via separate negotiation.

The cottage offers bright and generous accommodation over two floors, as well as its own private garden, separate garage and stable block - creating excellent ancillary accommodation for a dependent relative, nanny, teenagers or holiday cottage.

Services

We are advised that the property is mains - gas, electric and water.





Location

The property is set on the edge of the popular and sought-after village of Burn Bridge, close to the town of Harrogate. The village, along with its neighbour Pannal, has plenty of everyday amenities and facilities, including a village store, a post office and a renowned primary school, while there is also a village pub and Pannal Golf Club on the edge of the village. Pannal has a mainline station, offering services to London via Leeds, while direct rail services to London are available from Harrogate.

This historic and popular spa town is just two miles to the north, and offers excellent shopping, leisure and cultural facilities, and several supermarkets, plus a choice of superb schools, including the outstanding-rated Harrogate Grammar school, St Aiden's and St. John Fisher Catholic Academy, as well as excellent private schools. The area is well connected by road, with the A1(M) just 10 miles away, offering easy access to the north and south.





Brackenthwaite Hill Foot Lane
 Main House internal area 6,045 sq ft (562 sq m)
 Garage internal area 623 sq ft (58 sq m)
 Stores/Summer House internal area 1,437 sq ft (133 sq m)
 Outbuilding internal area 1,964 sq ft (182 sq m)
 Potting Shed internal area 1,053 sq ft (98 sq m)
 Stables internal area 279 sq ft (26 sq m)
 Total internal area 11,431 sq ft (1,062 sq m)
 Terrace external area 422 sq ft (39 sq m).

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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Particulars dated September 2022. Photographs and videos dated September 2022.
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