



THE ESTATE OFFICE, HAREWOOD, LS17

GUIDE PRICE £800.000



A charming Georgian family home in the heart of Harewood with fantastic development opportunity.

This magnificent Grade II* Listed residence, once the former Estate Office to Harewood House, now presents an exciting opportunity to make it their own and develop back into the fantastic period residence it once was, subject to planning permission.

Within striking distance of a renowned primary and private secondary school, village hall, local pub, excellent transport links to Leeds, Harrogate, the A1 (M) and Leeds Bradford Airport (8.6 miles)



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
TBC







A unique and rare find.

Totalling over 8,500sq ft of accomodation including a detached garage, cellars, mature rear walled garden, possibly one of the best plots you will find in Harewood Village and a private front garden; mature hedging surrounds the plot and offers fantastic privacy and curb appeal to the front of the property.

In brief the property comprises; entrance porch, main reception hall with guest wc and utility room. Drawing room, dining room, living room and office. Garden room, snug and pantry. Farmhouse style breakfast kitchen and laundry. Access to a series of store rooms. Lower ground floor cellars. First floor landing with seven bedrooms, bathroom and a separate wc.

Location

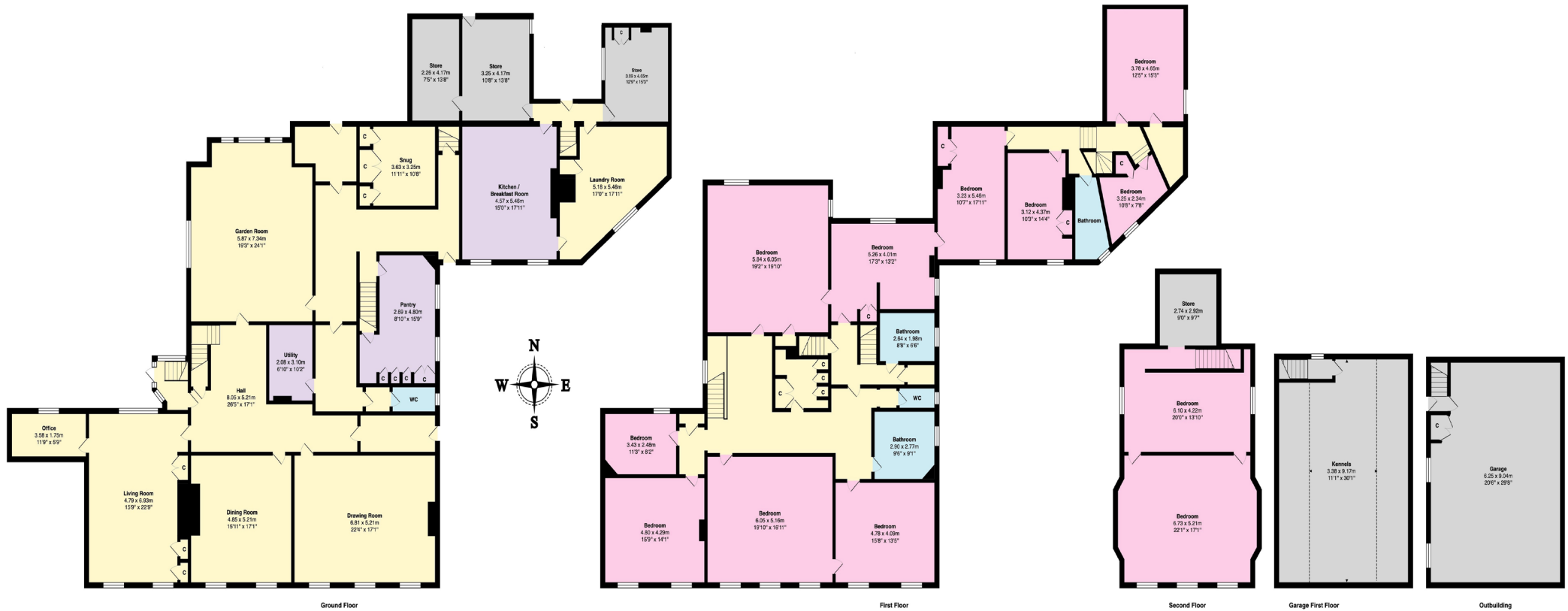
The property sits within the highly sought-after village of Harewood which is conveniently placed between Leeds and Harrogate. Harewood villages offers several local amenities that include a thriving village hall which hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym and newly installed children’s play area. Village residents also benefit from annual membership to Harewood House Estate meaning access to the house gardens, Italianate terrace, Himalayan Garden, adventure playground, several special event days and finally 1000 acres of grounds to explore, with a circular footpath for those who like to appreciate the outdoors; all on your doorstep.

Services

We are advised that the property has oil fired central heating, mains water and mains drainage.







Total Area - 8552 sqft / 794 sqm
 All measurements are approximate and for display purposes only

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated January 2024. Photographs and videos dated January 2024.

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