



## HUBY MANOR CRAG LANE

HARROGATE, LS17 0BW

£2,750,000  
FREEHOLD

Hubby Manor is a home of significant proportions, a well designed, classic. Rarely does such an exquisite home come to the market.

MONROE

SELLERS OF THE FINEST HOMES

# HUBY MANOR CRAG LANE

- Bespoke manor house • Mark Wilkinson kitchen • Orangery • South facing garden • Double integral garage • Heated indoor pool • Annex accommodation • Immaculate condition throughout • Electric gates • Available chain free



Hubby Manor is a remarkable residence, set in the semi rural, yet well connected village of Huby. Situated on Crag Lane, just off of the A658 Harrogate Road. This purpose built residence enjoys a plot of over 1/3 of an Acre and upon arrival, electric gates reveal a driveway which grants access in to two integral garages, both with electric doors.

This Georgian influenced architectural style of this home has a superb kerb appeal, featuring a sandstone exterior, sash windows and a double column portico, providing a stylish arrival.

The ground floor of this home flows effortlessly with multiple sets of double doors linking various entertainment spaces, all leading from the entrance hallway. This grand entrance features polished limestone flooring, chandelier and access through to the formal living room which features a stone fireplace with log burner, the dining room, snug and the fully fitted Mark Wilkinson integrated kitchen with Miele appliances, range cooker and Marble breakfast bar. These spaces are all light and bright due to the stunning sash double glazed windows which flood the rooms with natural light. Each room has been regularly decorated by the current owners.

In addition, the formal living room, dining room and kitchen all connect in to the orangery and out on to the stone terrace, overlooking the stunning gardens. The

orangery and kitchen diner both benefit from underfloor heating and polished limestone floors.

Upstairs, the galleried landing leads to the principal bedroom, which provides a stylish en suite bathroom with free standing bath, a duo of sinks, tiled floors, walk in shower and toilet. This bedroom also offers a walk in wardrobe and a tiled terrace overlooking the private garden at the rear of the property. Bedrooms two and three both feature fitted wardrobes and have access to a fully tiled jack and jill style ensuite. Meanwhile, bedroom four also benefits from fitted wardrobes and an en suite shower room. Each of the windows on this floor come with bespoke plantation style shutters.

To the top floor and a large study, with bespoke fitted furniture. This space could be redesigned as bedroom five to include an ensuite

The annexe is another fantastic part of this home linking the double integral garage with the main house and accommodating the utility room, games room, bespoke fully fitted bar and a large indoor heated pool which features mosaic tiling. Meanwhile, upstairs, there is a guest apartment with two bedrooms, a bathroom, kitchen and large living room.

To the rear of this home, is a lawned garden, with mature planting/shrubbery, all manicured to provide a beautiful south facing setting which enjoys privacy. and



lovely green belt views beyond.

#### REASONS TO BUY

- Idyllic village setting between Harrogate and Leeds
- 7 Double bedrooms
- Set in over 1/3 of an Acre plot
- Private South facing lawned garden
- Double integral garage and electric gates
- Bespoke Mark Wilkinson kitchen
- Heated indoor swimming pool
- Net internal area of over 7,300 Sqft

#### ENVIRONS

Nestled within picturesque Wharfedale countryside, Huby offers semi rural tranquillity whilst benefitting from strong transport connections, and excellent local schools along with many other lifestyle qualities at the top of many people's Wishlist. Here you can enjoy a peaceful escape from the stresses and strains of town and city but stay within easy reach of their many amenities: Harrogate, Leeds, and Wetherby are all a short drive away.

Nearby Weeton has its own rail station providing regular services north and south, with Leeds city centre around 25 minutes away and Harrogate town centre less than 15 minutes away. The wealthy spa town origins of Harrogate have left a legacy of grand hotels, beautiful

parkland, and elegant gardens. Visitors can unwind with a stroll along The Stray, a spa session at the Turkish Baths, or an exploration of the many welcoming tea rooms (including the renowned Betty's Cafe Tea Rooms) and antique shops.

#### SERVICES

We are advised that the property has mains water, electricity and drainage along with oil powered central heating.

#### LOCAL AUTHORITY

Harrogate

#### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion. Chain Free.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

## HUBY MANOR CRAG LANE









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## ADDITIONAL INFORMATION

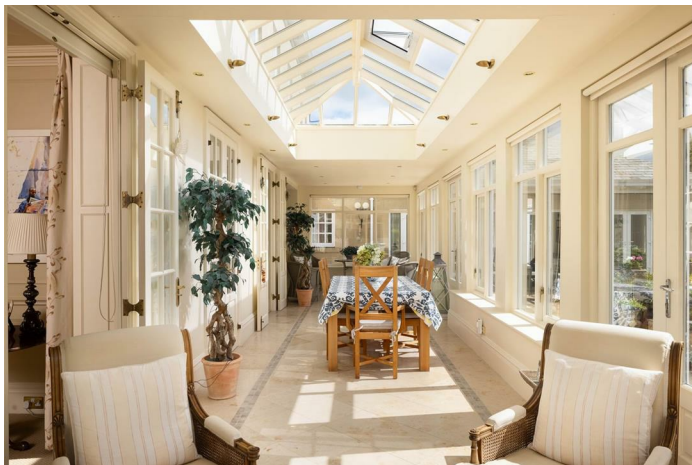
**Local Authority** – Harrogate

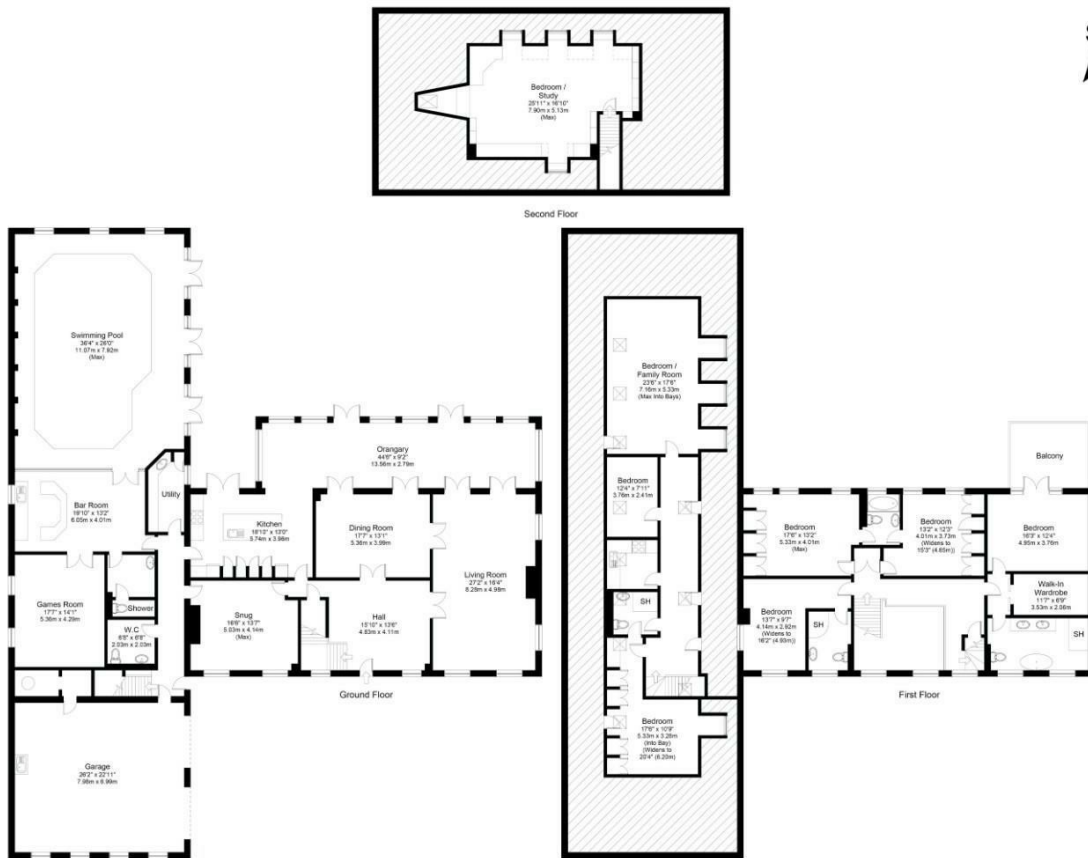
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 8325.00 sq ft

**Tenure** – Freehold





Gross internal floor area including garage (approx.): 684.7 sq m (7,370 sq ft)  
 Gross internal floor area including second floor hatched area (approx.): 773.4 sq m (8,325 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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