




GRANBY
HOUSE
HARROGATE



Positioned on the edge of The Stray, a delightful 200-acre parkland, this marvellous Georgian home exudes elegance. The ivy-clad frontage welcomes you as you make your way through the landscaped front garden to the entrance, where the hall stretches out and the turned staircase rises majestically to the first floor.

“There are not many homes quite like Granby House. It is truly one of a kind.”

REGAL RECEPTION ROOMS...

The sitting room is the most magnificent room, perfect for receiving guests or simply getting comfortable in the evening. The ceiling towers above with concealed ambient lighting emanating from the decorative coving that encircles the room. Enjoy roaring fires in the winter months in the fireplace housed in an original Georgian marble surround.



Across the hall is another reception room, more recently used as a family playroom. Here, we have the same ambient lighting within the ornate coving and a gas fire.





The dining room awaits to host dinner parties with your friends or Christmas dinner for the whole family. The same lighting in the coving creates the perfect atmosphere, and there are built-in shelved alcoves on either side of the chimney breast where you will find a cast-iron fireplace housing a gas fire.

“We’ve hosted many dinner parties for friends and family over the years - the house lends itself so well to entertaining.”



THE HEART OF THE HOME...

The family kitchen, with its ample workspace and storage, is designed to cater to the needs of a busy household.

The Aga is a statement within the units, and because it has been restored and converted to using gas, is great for cooking. There is also a separate electric oven for fast and convenient use. Completing the list of appliances, there is an integrated dishwasher, full-height fridge and concealed kitchen bins with separate compartments for easy recycling. Everything that you could need in a modern family kitchen. The centre of the room is the ideal place for a family kitchen table, where you can enjoy informal lunches, breakfasts or simply catch up over a coffee in a warm and welcoming setting. There is even the original bell system still in place as a nod to the rich history of this beautiful home.

The separate utility room has space and plumbing for a washing machine and tumble dryer; and there is a cellar which is accessed from the hallway and provides excellent storage. Off the hallway is a convenient downstairs WC.

"I feel incredibly lucky to have been able to call Granby House home."







BEAUTIFUL BEDROOMS...

Climb the turned staircase with an elegantly curved balustrade and pass the picture window, where light cascades into the hallway below. On this first floor, you will find four delightful bedrooms, each a large double with feature fireplaces and towering coved ceilings. With its soft, neutral decor, the principal bedroom is a sanctuary for relaxation and a great night's sleep. The en-suite bathroom, tiled in travertine-effect tiles, features a large shower, a claw-foot bath, a wash hand basin and a WC. Close the door to the world and enjoy a moment of peace in this comfortable space.

REST & REFRESH

The second bedroom also has an en-suite shower room, making it a perfect guest bedroom. There are two further bedrooms on this floor which are also fantastic sizes and beautifully presented.



The house bathroom is also tiled in travertine effect tiling and has a bath with a shower above, a wash hand basin and a WC.







UP AGAIN...

The second floor has a large bedroom with sitting area, making it a great space for an older child or relative, giving them a little privacy from the rest of the home. Tucked into the roof space but still retaining plenty of head height, the Velux windows give you wonderful views across the rooftops of Harrogate. There is also a bathroom with tiles to match the others in the home and a roll-top bath for an added sense of luxury.

To the other side of this floor is a large storage area, which could be converted into further living space, subject to planning permissions, but currently offers excellent storage.



*“The views across
The Stray are
fabulous.”*



OUTSIDE...

A large gate slides across to access the rear of the property, where you can drive your car for secure off-road parking; however, there is still ample parking on the road at the front.

The walled garden is lawned, and a few steps lead to a paved patio area, which is a lovely sheltered spot to enjoy an alfresco meal with friends or a refreshing drink as the sun sets in the evening.

“The location is great. It is beautifully quiet whilst still being so close to town.”





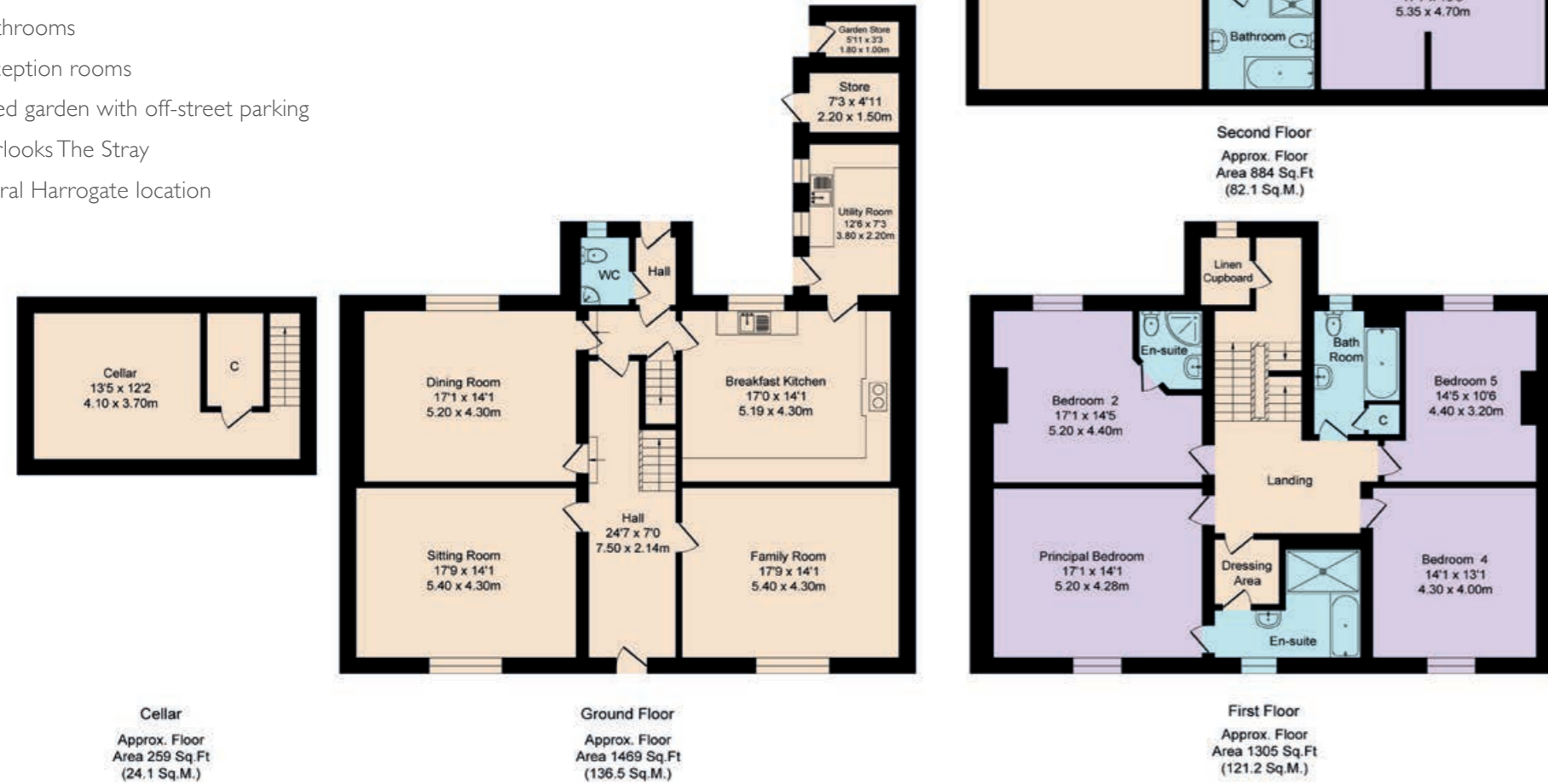
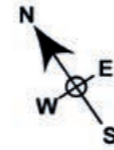
GRANBY HOUSE

HARROGATE

FINER DETAILS

- Georgian Grade II listed period home
- Semi-detached
- 5 bedrooms
- 4 bathrooms
- 3 reception rooms
- Walled garden with off-street parking
- Overlooks The Stray
- Central Harrogate location

Granby House, Harrogate
Total Approx. Floor Area 2774 Sq.ft. (257.7 Sq.M.)
(Excluding Cellar/Attic Storage)
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
 One Stop on
 Knaresborough Road



DOCTORS/CHEMIST:
 Cohens Chemist at Mowbray
 Square Medical Centre



POI:
 Betty's, The Stray,
 independent shops



RESTAURANT:
 Too many to choose from...
 The Ivy, Three's A Crowd,
 Stuzzi & La Fera



PUB:
 Lots of choice - Fat
 Badger & Pickled
 Sprout both good



PUBLIC TRANSPORT:
 Harrogate train station
 (20 min walk); Bus stop on
 Knaresborough Road (1 min walk)



WALK:
 The Stray (blossom trees
 are incredible)



GYM:
 David Lloyd; F45;
 PureGym

