

STRAY HOUSE
HARROGATE | NORTH YORKSHIRE







An exceptional Stray side villa of
outstanding quality in central Harrogate

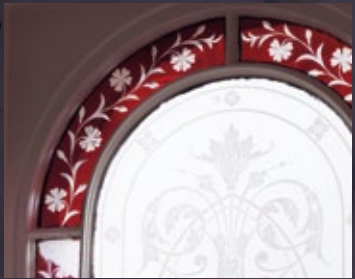
Reception hall • Drawing room • Sitting room • Staircase hall
Cloakroom/WC • Open plan living kitchen with atrium • Dining room
Playroom • Exercise room/gym with wet room • Boot room
Comms room • Laundry

Duplex master suite of bedroom, cloakroom, dressing room, bathroom
Three further first floor bedrooms • House bathroom
Three further second floor bedrooms with bathroom and en suite

Extensive terracing and landscaped gardens
Garaging • Secure parking

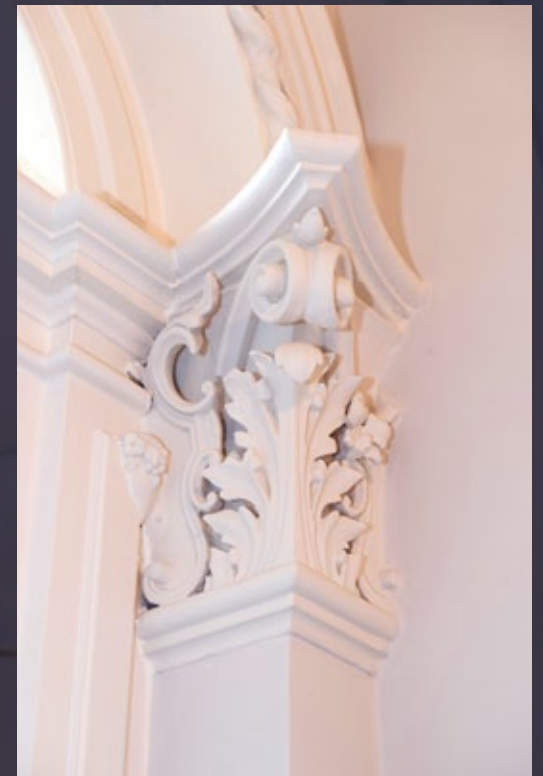


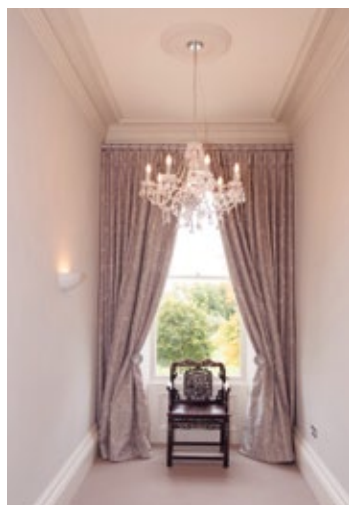
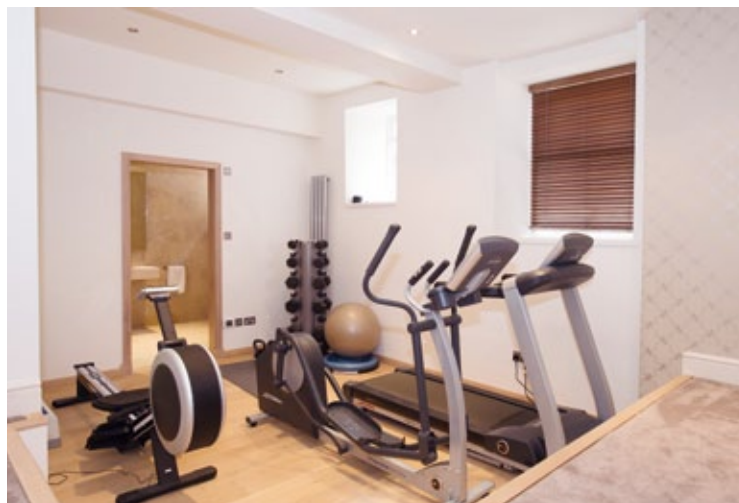
SITUATION



Harrogate is widely recognised as a jewel in the North of England being an award winning floral and conference town evolving from its Victorian and Edwardian success as a spa town. With an array of independent and leading

shops, extensive leisure attractions and a multitude of high quality restaurants, Harrogate's popularity continues. Geographically in the heart of the UK almost equidistant from both London and Edinburgh, ever improving infrastructure attracts an increasing number of buyers from out of Yorkshire enticed by an expanding range of flight options from Leeds Bradford International Airport and direct train services with London Kings Cross on the East Coast mainline. Located some 7 miles west of the A1(M) motorway and 17 miles north of the regional commercial centre of Leeds, it is little wonder that Rightmove recently voted Harrogate the happiest place to live in the UK.





The town centre is surrounded by a 200 acre parkland known as The Stray, protected by an Act of Parliament and those properties which overlook The Stray are considered the premier properties in the town centre. At the time of Harrogate's development in Victorian times, a number of detached villas were constructed to take advantage of the Stray side setting with few physically remaining and even less being private single dwellings. Stray House is one of those exceptions following an outstanding restoration programme by the current owners rescuing the building from its previous use as apartments.



DESCRIPTION

As the name suggests, Stray House overlooks The Stray itself with an extensive easterly aspect within walking distance of the comprehensive facilities in central Harrogate. The living accommodation is over four floors extending to a gross internal floor area of some 7800 sq ft making it arguably the largest and certainly the most prestigious Stray side townhouse in Harrogate. When one combines the best of modern day family living in terms of fitment and layout with the elegance of the original building, it is little surprise that we consider Stray house to be "best in class".









There is a definite sense of arrival with a short stepped entrance to the reception hall, flanked by two lovely, well-proportioned reception rooms being a formal drawing room and everyday sitting room. The central staircase hall then opens into a quite outstanding living kitchen having a floor area in itself of some 1000 sq ft, equipped to a bespoke design with Miele appliances, and opening into a clever atrium having a curved staircase lead to the lower ground floor with a large dining room which in turn opens to a good size playroom adjacent to a split level exercise room that incorporates a gym with a wet room off.



The bedroom accommodation is arranged over two floors with the master suite being a unique duplex which again in itself extends to some 900 sq ft with a large double bedroom with cloakroom and stairs leading to a high specification bathroom and dressing room with extensive views over The Stray.

There are six further double bedrooms with three to the first floor, three to the second floor having en suite facilities and house bath/shower rooms with one bedroom having an ideal playroom off a mezzanine bed area, all of which reflects the unique styling and feel of this exceptional home.





Externally the clever use of topography and the south west aspect to the rear has allowed the creation of a sunken terrace garden area that leads up to a formal lawn adjacent to the garaging which can also be used for summer entertaining purposes. To the front there is extensive parking and turning with an approach through an impressive electric gated entrance.





SERVICES

Mains water electricity and drainage are installed. Gas central heating.

TENURE

Freehold with vacant possession on completion.

DIRECTIONS (HG2 8AA)

From the Prince of Wales roundabout head south out of Harrogate on the Leeds Road and the property will be seen after a short distance on the right hand side overlooking The Stray.

Distances: Central Harrogate 0.5 miles ♦ Leeds 17 miles ♦ York 21 miles ♦ Leeds Bradford International Airport 12 miles ♦ Junction 47 A1(M) motorway 7 miles
(All distances are approximate)

VIEWING ARRANGEMENTS

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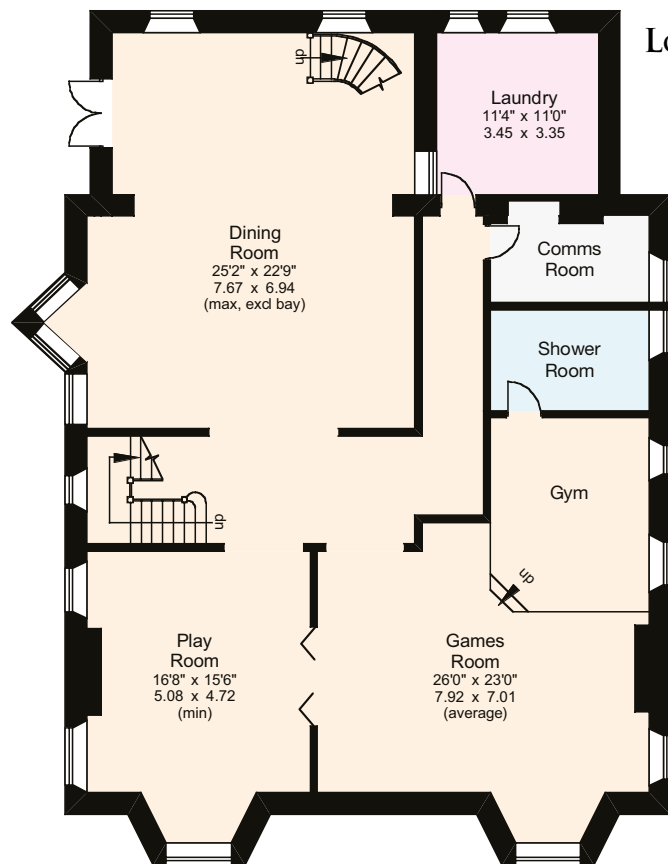


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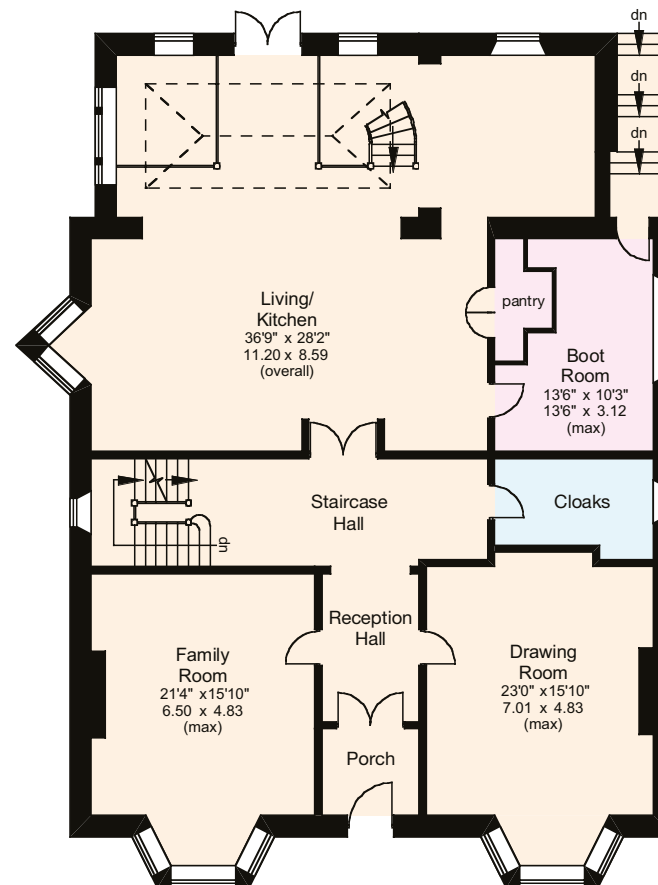
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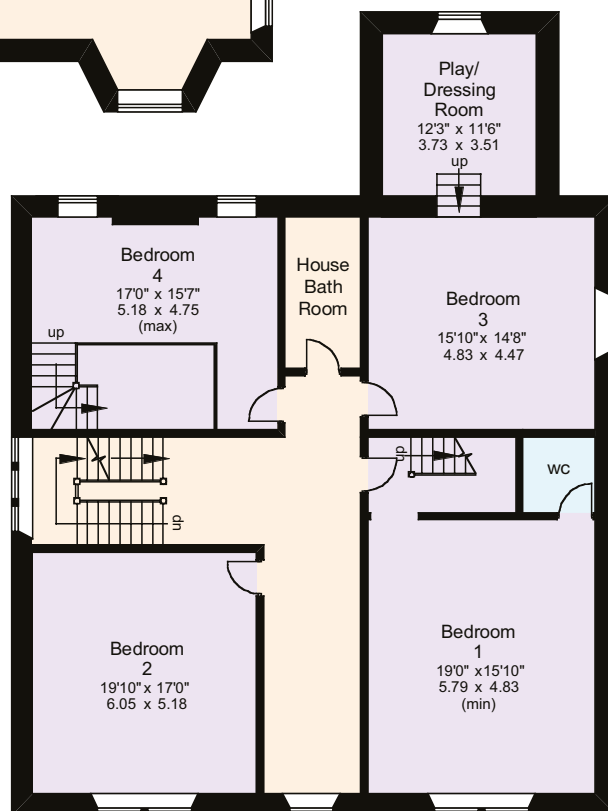
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	76



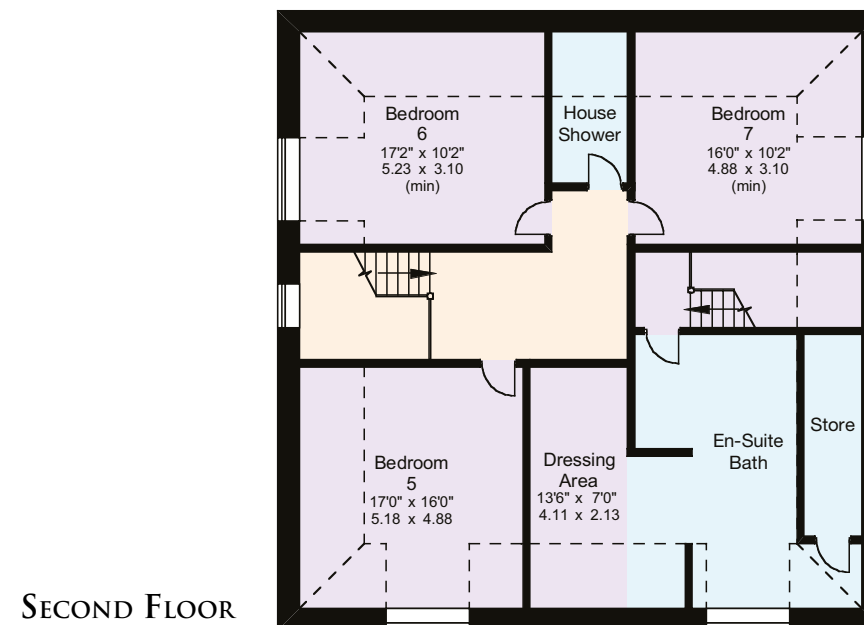
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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