



VERITY
FREARSON

THE COTTAGE, OAK LODGE, MANOR ROAD, HARROGATE, HG2 0HP

OFFERS OVER £800,000

THE COTTAGE, OAK LODGE, MANOR ROAD,

Harrogate, HG2 0HP

**A DETACHED HOUSE IN A HIGHLY DESIRABLE LOCATION | QUIET YET CENTRAL POSITION
JUST OFF COLD BATH ROAD | VERSATILE ACCOMMODATION | THREE / FOUR BEDROOMS |
TWO/THREE RECEPTION ROOMS | DRIVEWAY, GARAGE AND GARDEN**

This spacious and versatile detached home is situated in an exceptionally desirable location, just off Cold Bath Road. Tucked away in a peaceful position, the property enjoys easy access to the excellent range of amenities along Cold Bath Road and is within walking distance of Harrogate town centre. Offering generous and flexible living space across two floors, this well-maintained home is ideal for those seeking central convenience with privacy and character.

The accommodation includes a dramatic vaulted living space, flexible living space, and the option for a ground floor bedroom. There is ample off-road parking, a double garage, and an attractive garden with sitting areas and planted borders.



2/3 Reception Rooms · Kitchen · Conservatory

3/4 Bedrooms · Shower Room · Bathroom · Study Area

Off-Road Parking · Double Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

LIVING ROOM

An impressive main reception room with a double-height vaulted ceiling, wood-burning stove, and spacious sitting area. Steps lead down to a separate study area.

KITCHEN

Fitted with a range of wall and base units, worktop and sink, electric hob, integrated oven, and space and plumbing for appliances. Space for dining table. Cupboard housing modern gas boiler.

CONSERVATORY

A large conservatory with a new glass roof, tiled flooring, and useful fitted storage cupboards. Providing an additional sitting area overlooking the garden.

DINING ROOM

A further good-sized reception room with attractive fireplace and fitted cupboards.

SITTING ROOM / BEDROOM

Providing a further reception room or potential ground-floor bedroom.

SHOWER ROOM

Fitted with WC, washbasin, and shower. Under-stairs storage cupboard.

FIRST FLOOR

MEZZANINE STUDY AREA

A bright and open workspace overlooking the living room below.

BEDROOM 1

A double bedroom with ornamental fireplace and fitted wardrobes.

BEDROOM 2

A further good-sized bedroom.

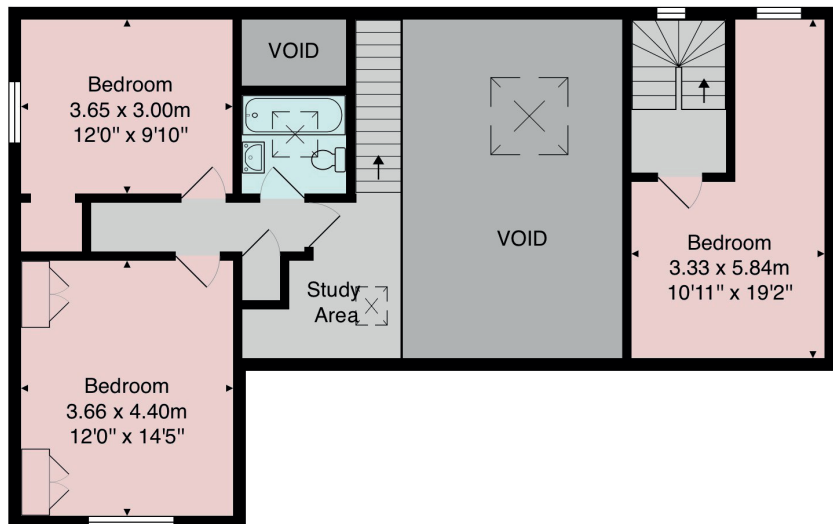
BATHROOM

Fitted with a WC, washbasin set within a vanity unit, and sunken bath.

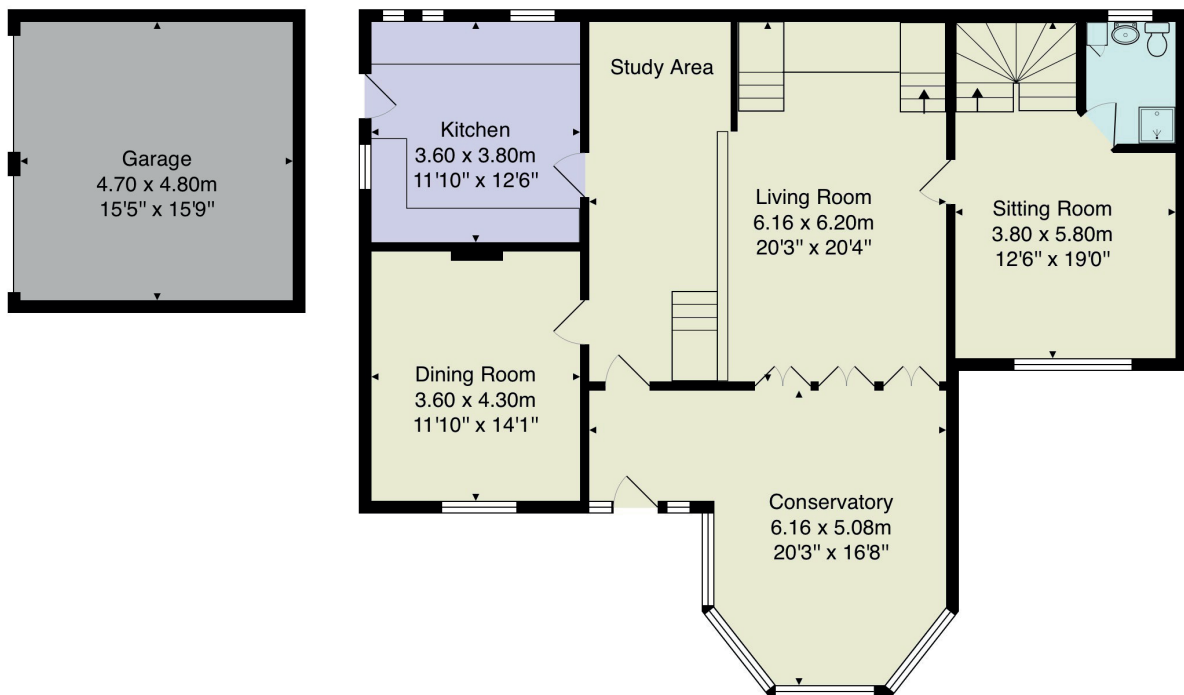
BEDROOM 3

Accessed separately via the sitting room, this is a further large double bedroom with windows to the front and rear.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 181.1 m² ... 1949 ft² (excluding garage, void)

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

A driveway provides ample off-street parking to the front of the property. There is also a double garage with one electric door and additional parking area in front of the garage. Good-sized sectional concrete garden shed. Attractive garden with sitting areas and planted borders.

All mains services connected.

Freehold

①

ROAD

Old People's Home

99

89

70

PH

36

The Cottage

Oak Lodge Cottage

44b

44a

40a

42

40

44

CR

99

Promap

LANDMARK INFORMATION

0m 50m 100m

© Crown Copyright and Database Right (UK) 2019





VERITY
FREARSON

verityfearson.co.uk