



VERITY  
FREARSON

FARR HOUSE, 8 BRUNSWICK DRIVE, HARROGATE, HG1 2PZ

£1,695,000



# FARR HOUSE, 8 BRUNSWICK DRIVE,

*Harrogate, HG1 2PZ*

**An impressive period detached property offering characterful and well-presented accommodation extending to over 5,000 square feet, including integral garage, workshop and basement store situated in this prime Harrogate position on a quiet street within the Duchy estate within a few minutes' walk of the Valley Gardens and town centre.**

This substantial period property provides high-quality accommodation which has been modernised and improved in recent years. On the ground floor there is an impressive reception hall with hand-carved original oak panelled walls and mosaic-tiled flooring, which leads to the two large reception rooms and the dining kitchen, which has glazed doors leading to the garden. There is also a downstairs WC, utility, boot room and study. Over the top two floors there are six bedrooms (three being extra large, two large doubles and one a single), together with two bathrooms, an en-suite bathroom and a shower room / dressing room. On the lower ground floor there are large storage rooms, workshop and access to the garage, which provides parking for two vehicles in tandem. The property is surrounded by attractive gardens, having a good-sized lawn and garden to front with well-stocked borders and a further extensive garden to the rear. A drive provides ample off-road parking and leads to the garage (with electric door).



2 Reception Rooms · Dining Kitchen · Study · Utility / Boot Room · Cloakroom · Basement

6 Bedrooms · En-Suite · 2 Bathrooms · Shower Room · Dressing Room

Ample Off-Road Parking · Garage · Mature, Well-Stocked Garden













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

An entrance vestibule leads to a particularly large reception hallway with attractive mosaic-tiled flooring and oak panelled walls and fireplace with living-flame gas fire.

### DRAWING ROOM

A spacious reception room with windows and glazed door overlooking the front garden. Attractive fireplace with open fire.

### DINING ROOM

A further large reception room with wood panelled walls and ornate ceiling detail and fireplace.

### DINING KITCHEN

A stylish, modern fitted kitchen with a range of wall and base units with granite worktop and AGA and integrated appliances. There is a spacious dining area with vaulted ceiling and tiled flooring and glazed doors leading to the garden.

### USEFUL UTILITY / BOOT ROOM

#### CLOAKROOM

With WC and washbasin.

#### STUDY

Providing a useful cloakroom or potential office.

### FIRST FLOOR

On the first floor there are three large bedrooms, with the master bedroom having fitted wardrobes and a modern BagnoDesign en-suite bathroom with bath, and there is a modern BagnoDesign house bathroom (both of these bathrooms have under-floor heating). Additional shower room / dressing room.

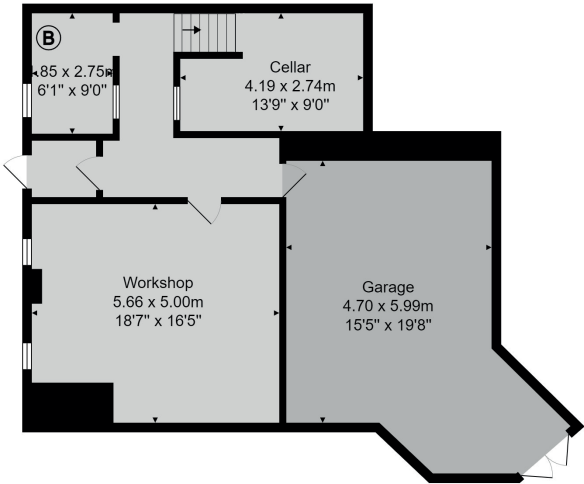
### SECOND FLOOR

On the second floor there are a further three good-sized bedrooms and bathroom.

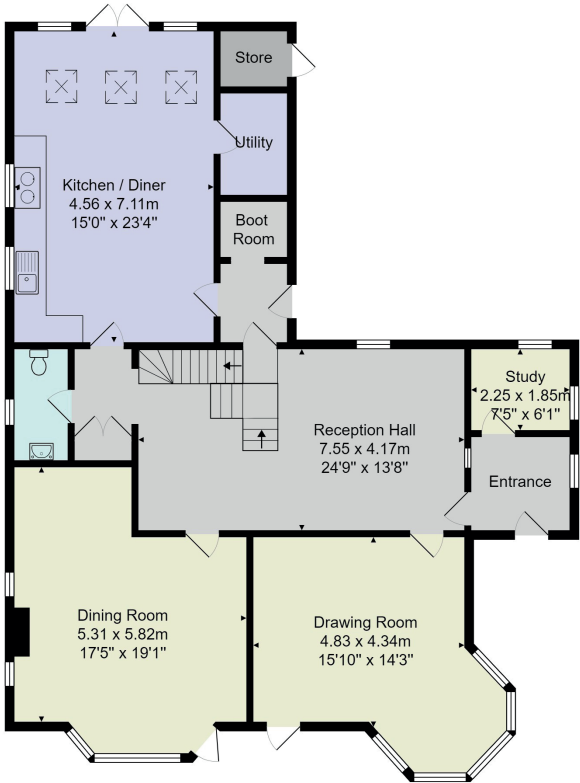
### LOWER GROUND FLOOR

Stairs from the main house lead to a very large basement area which provides excellent storage space and workshop and access to the garage which can park two cars in tandem. This area provides useful storage space and has huge potential for further development in the future, if required.

# FLOOR PLAN



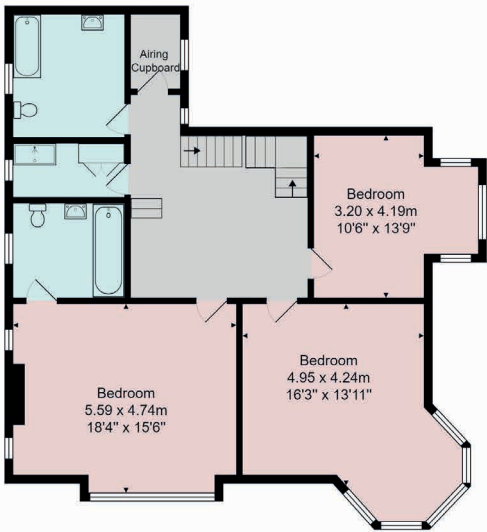
Lower Ground Floor



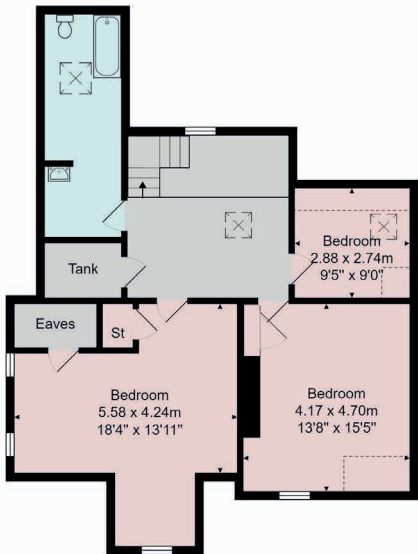
Ground Floor

Total Area: 471.0 m<sup>2</sup> ... 5070 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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First Floor



Second Floor

## Outside

A drive leads to the property and provides ample off-road parking space and leads to the large basement garage with electric door. To the front of the property there is an attractive lawned garden with mature well-stocked borders. To the rear of the property there is a good-sized garden with artificial grass and provides an excellent outdoor entertaining space which can be accessed directly via glazed doors from the kitchen.

## Agent's Note

The property is one of local interest and merit, as mentioned in the Harrogate Conservation Area Guide (Page 44)

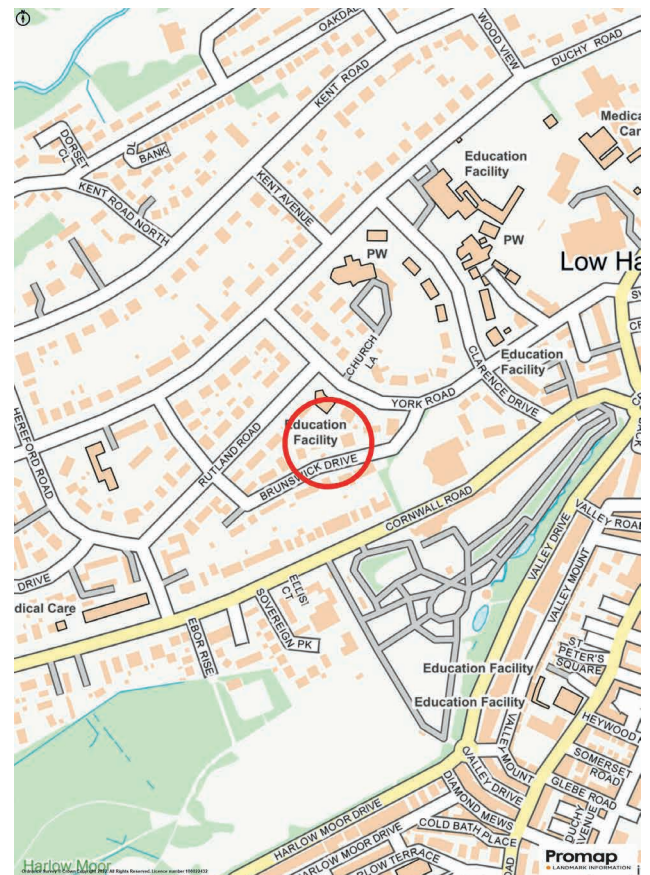
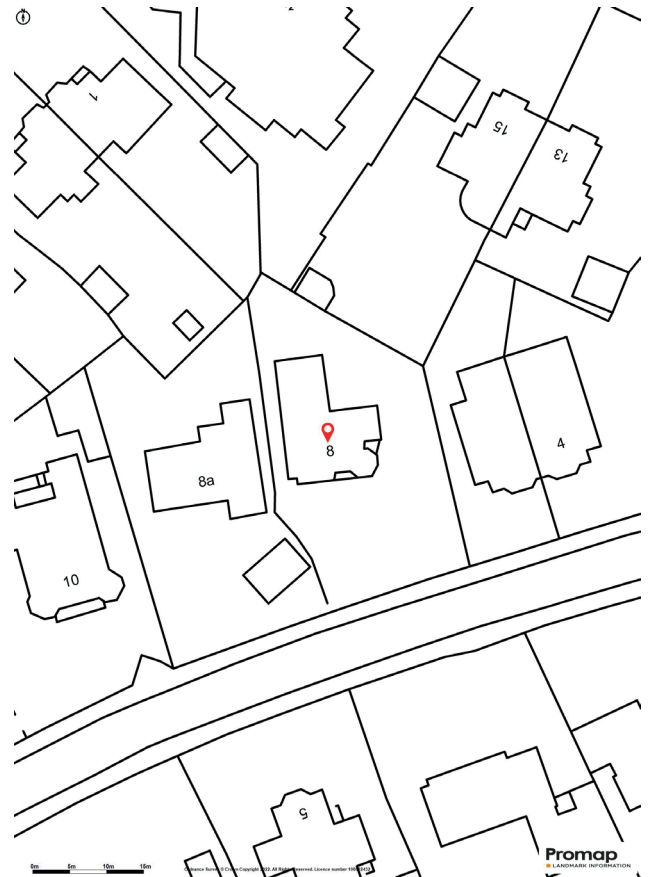
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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