



VERITY  
FREARSON

LANE HOUSE, WALTON AVENUE, PANNAL, HG3 1EX

OFFERS OVER £2,000,000



# LANE HOUSE, WALTON AVENUE,

*Pannal, HG3 1EX*

**A fantastic opportunity to purchase a most impressive detached home standing within attractive, good-sized gardens and situated in one of Harrogate's most prestigious positions in Pannal, overlooking the golf course.**

This individual and substantial property provides generous and flexible accommodation extending to approximately 3500 sq ft and is presented to a very high standard. On the ground floor there are multiple reception rooms enjoying delightful outlooks over the gardens and surrounding countryside, together with a spacious dining kitchen, utility, boot room and cloakroom. Upstairs, there are five double bedrooms, a family bathroom, en-suite shower room and an additional shower room. A particular feature of this superb home is its extensive gardens with mature planting and multiple seating areas. Electric gates provide access to a generous driveway and a triple garage.

The property is situated in a superb position overlooking the adjoining Pannal Golf Course and is well served by local village amenities which include primary school, shop and a railway station which provides access to Harrogate, Leeds, York and London.



Sitting Room · Study/Living Room · Dining Kitchen · Cloakroom · Dining Room · Garden Room · Boot Room · Family Room · Utility/Gym

5 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Triple Garage · Large Garden With Orchard · Sun Terrace













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with bay window overlooking the garden and attractive stone fireplace with wood-burning stove.

#### STUDY / LIVING ROOM

A further large reception room, currently used as a study, with windows overlooking the garden.

#### CLOAKROOM

With WC and washbasin.

### DINING KITCHEN

A spacious dining kitchen with glazed doors leading to a sun terrace. The kitchen comprises a range of fitted wall and base units with granite worktops, island and breakfast bar, gas-fired AGA, integrated dishwasher and large pantry with free-standing fridge.

#### DINING ROOM

A spacious dining area, open plan to the garden room.

#### GARDEN ROOM

Providing a further sitting area with windows and glazed sliding doors overlooking the garden.

#### BOOT ROOM

With an extensive range of fitted cupboards providing useful storage space.

#### FAMILY ROOM

A further reception room with windows overlooking the garden.

### UTILITY / GYM

A large utility space with fitted units, integrated fridge / freezer and washing machine, and space for gym equipment.

### FIRST FLOOR BEDROOMS

Five double bedrooms, including the main bedroom which enjoys attractive views over the golf course and surrounding countryside and has an en-suite shower room.

#### BATHROOMS

The main bedroom benefits from an en-suite shower room. There is also a separate family bathroom and an additional shower room, all with modern white fittings.



# FLOOR PLAN





## Outside

The property occupies a generous plot with electric gates leading to a driveway providing ample parking and access to a triple stone-built garage with light, power and electric doors. The gardens are beautifully landscaped with mature planting, large lawned areas and an orchard with fruit trees including plum, pear and apple. There is a large patio enjoying a south-facing aspect and an additional sun terrace accessed directly from the kitchen.

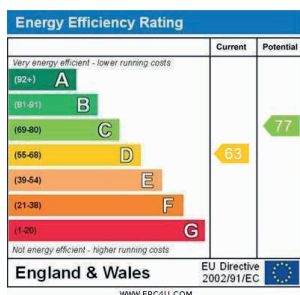
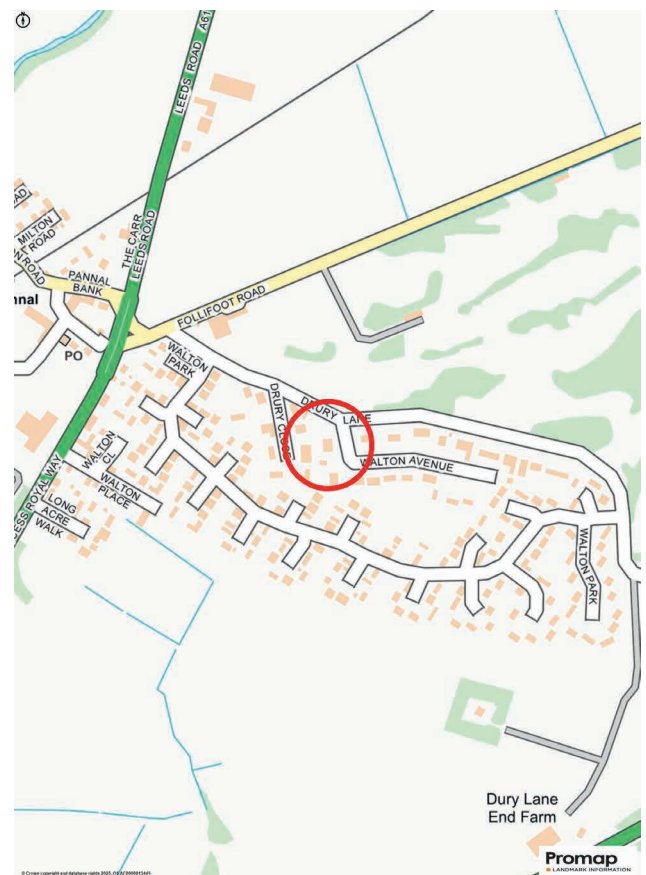
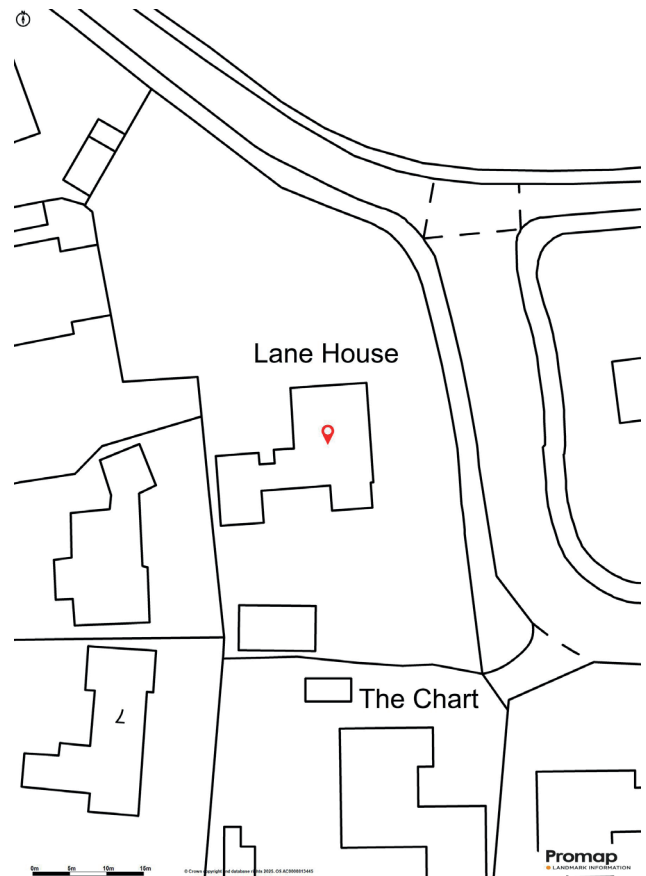
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - H



Harrogate

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