



## Beech Cottage, Victoria Road, Harrogate, HG2 0HQ

A rare opportunity to purchase a unique character home, situated in a prime central location, within walking distance of the Stray and town centre. Originally a stable block and cottage, the property was converted, retaining many of the original features, to create a large family home with over 3,700 sq ft of flexible living space and large garage with electric roller door, to the lower ground floor.

The accommodation is presented to a high standard throughout and comprises: Large entrance hallway with original hay winch and accessed via feature glazed entrance door, with wood flooring, guest WC, spacious lounge and study area with sliding patio doors to the rear garden and Jacobs ladder from when it was the stable block leading to the first floor; an open plan dining room/sitting room accessed via double doors from the hallway, a large bespoke breakfast kitchen with granite worktops, corner seating area and range cooker with rear hallway and door leading to the rear garden, utility room, bedroom and en-suite bathroom.

To the first floor, a large galleried landing with feature double stable doors to the front serves three further double bedrooms, bedroom one with en-suite bathroom and luxury house bathroom with roll top bath with feature rainfall shower over and underfloor heating.

The lower ground floor is accessed via stairs from the utility room and externally and comprises a hallway, study and door opening to a large garage and workshop with electric double roller door, boiler room and door leading to the rear garden.

To the outside, the property is accessed via a private road and has off-road parking to the front and side of the property. The enclosed rear garden has an artificial lawn area, patio seating area with the original feeding troughs used as planters and a sun terrace. Steps and gate lead to the side of the property.



**Guide Price £1,000,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Council Tax: G**



# Victoria Road, Harrogate, HG2 0HQ

## DESCRIPTION

### Entrance Hall

Access via wooden entrance door, wood flooring, two radiators, under stairs storage cupboard, glazed windows to front elevation, stairs to first floor, doors to:

### Lounge with study area

20'10" x 17'5"

Double glazed sliding doors with shutters to rear patio, window with shutters to front elevation, UPVC double glazed window to front elevation, three radiators, TV point, feature stove with stone hearth, Jacobs ladder.

### Lounge / Dining Room

29'9" x 18'10"

Spilt level room with double glazed sliding doors giving access to rear patio, glazed window to rear elevation, three radiators, TV point, Oak flooring, living flame gas fire.

### Bedroom Two

15'8" x 11'7"

Glazed window with shutters to front elevation, radiator, fitted wardrobes, laminate flooring, door to:

### Ensuite

Quality modern suite comprising panel bath, large shower cubicle with mains shower over, low level WC, wash hand basin with cupboard under, tiled walls, tiled flooring with under floor heating, chrome heated towel rail, inset ceiling spot lights, heated vanity mirror, sash window to front elevation.

### WC

Low level WC, wash hand basin with cupboard under, wood flooring, radiator, inset ceiling spot lights, sash window with shutters to side elevation.

### Kitchen Breakfast Room

16'2" x 13'3"

Bespoke wall and base units with granite working surfaces over with inset stainless steel sink unit and mixer tap, Range master cooker, integrated dishwasher and under counter fridge. Complimentary corner seating and table with granite top, sash windows with shutters to rear elevation, radiator, tiled flooring, inset ceiling spot lights, through to:

### Rear Lobby

Space for American style fridge freezer, sash windows with shutters to rear elevation, glazed wooden door to rear garden, inset ceiling spot lights.

### Utility

10'7" x 9'10"  
Wall and base units with working surfaces over with inset sink, plumbing and space for washing machine, space for tumble dryer, inset ceiling spot lights, sash windows with shutters, radiator, tiled floor, door and stairs down to:

### Study

14'7" x 7'7"  
Sash bay window to front elevation, radiator, oak desk and units.

### Garage

15'11" x 9'2"  
Roller electric door, power and light, through to:

### Workshop

32'4" x 12'11"  
Base units with working surfaces over with sink unit, wall mounted boiler, glazed window to rear elevation, wooden access door, boiler cupboard and storage cupboard.

### First Floor Landing

Feature stable doors, exposed beams, radiator, original hay winch, doors to:

### Bedroom One

32'2" x 14'5"

Two remote control Velux windows with inset blinds, two radiators, exposed beams, fitted wardrobes, additional storage space, TV point, opens to:

### Ensuite

White suite comprising panel bath with shower over and glazed screen, low level WC, wash hand basin with cupboards under, chrome heated towel rail, tiled walls, tiled floor, inset ceiling spot lights.

### Bedroom Three

15'7" x 15'6"

Sash windows with shutters to rear elevation, two radiators, fitted wardrobe.

### Bedroom Four

13'5" x 13'3"

Sash window with shutters to

front elevation, radiator, storage cupboard.

### Bathroom

Luxury white suite comprising freestanding roll top bath with feature shower over and glazed screen, low level WC, bidet, wash hand basin, solid marble tiling to walls and flooring, under floor heating, feature towel rail, exposed beams, Velux window.

### Outside

Off street parking for two cars. To the rear is an attractive enclosed garden with original stable features and artificial lawn area, paved patio seating area, further seating area, power supply, side gated access and access to garage. with wall and fencing to perimeters,

### EPC

Environmental impact as this property produces 20.0 tonnes of CO2.

### Material Information - Harrogate

Tenure Type; Freehold  
Council Tax Banding; G

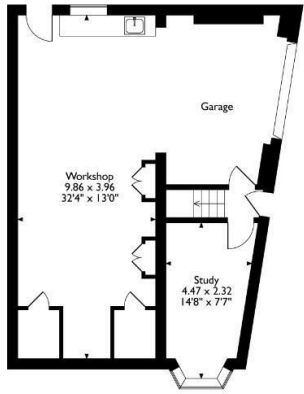




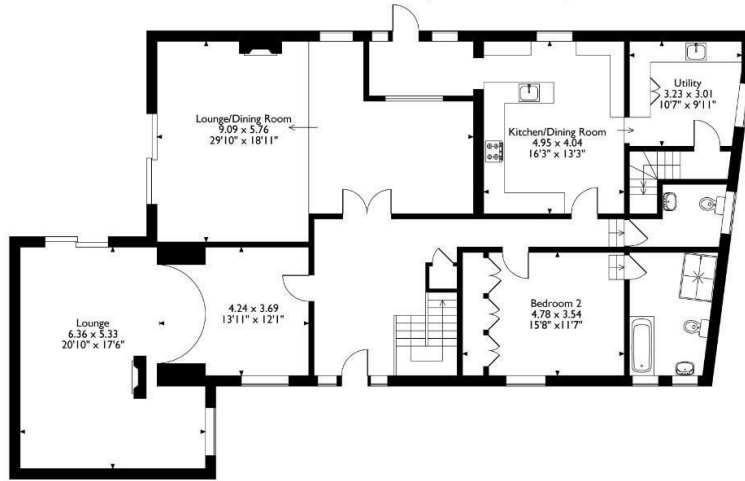




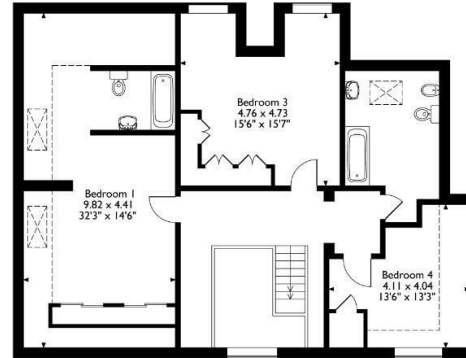
18 Victoria Road, Harrogate, HG2 0HQ  
 Approximate Gross Internal Area  
 349 Sq M/3756 Sq Ft



Basement



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

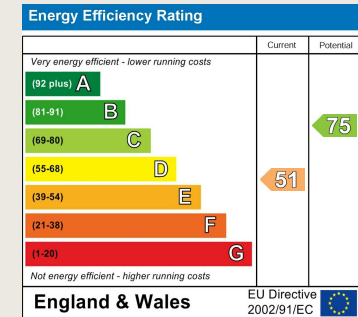
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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