

OCTAVIA HOUSE
15 BEECH GROVE
HARROGATE
HG2 0EX

 NICHOLLS
TYREMAN

OCTAVIA HOUSE | 15 BEECH GROVE | HARROGATE | HG2 0EX

Octavia House is one of the finest residences in Harrogate situated in this unbeatable location adjacent to The Stray and only minutes walk from the town centre, via tree lined pathways.

Main House

Ground Floor: Entrance Vestibule | Entrance Hall | Drawing Room | Sitting Room | Family Room | Dining Room | Kitchen | Bathroom

First Floor: Four Bedrooms | Balcony | Two En-suites | House Bathroom | Separate wc

Basement: Home Office | Utility Room | Boiler Room | Storage

Penthouse Apartment

Reception Hall | Living Room | Balcony | Newly Fitted Breakfast Kitchen | Four Bedrooms | Bathroom | Separate wc

Lawned Gardens | Double Electric Gates | Driveway with Parking Area

Council Tax: House - G, Apartment - E | Energy Ratings: House -E, Apartment - D | Tenure: Freehold

£2,500,000





The property is the last remaining detached family house on Beech Grove and offers exceptional potential to reconfigure the accommodation to the buyer's requirements.

The property has accommodation over four floors with stunning features throughout and fabulous views across the Harrogate Stray.

Harrogate, often voted one of the happiest places to live in the country, is a remarkable spa town with 200 acres of open parkland at its very heart. It is close to The North Yorkshire Moors, The Dales and has road and rail links to major cities

The property is in with an easy walking distance of the Harrogate town centre and easily accessible to the highly regarded schools such as Ashville College and Harrogate Ladies College, along with other excellent schools including the Harrogate Grammar, Rossett and St Aidens.

Agent's Note

These photographs were taken prior to the current tenancies.

The tenancy in the main house ends on the 9th October 2024. The tenancy in the apartment ends on the 20th June 2025.



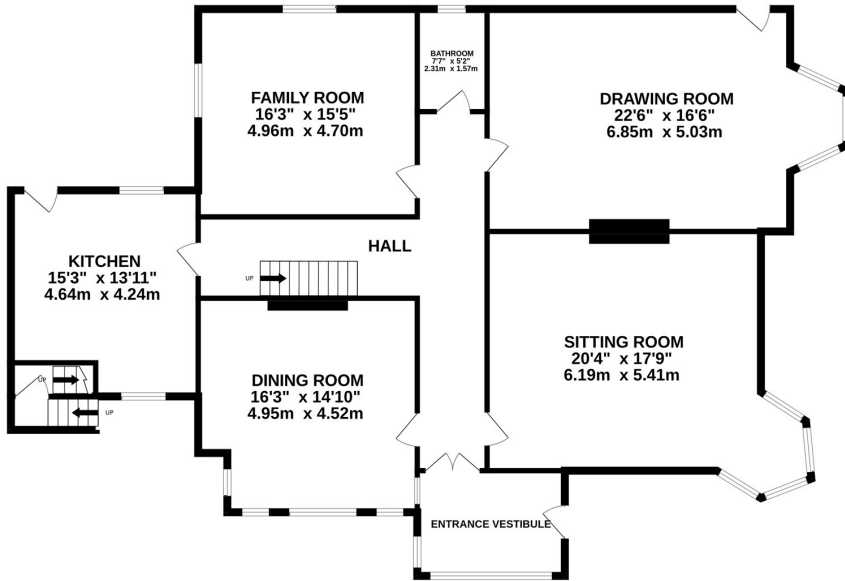
OUTSIDE

The property has double opening electric gates leading to an extremely large driveway and parking, with front and side patios, rear access to the lower ground floor and side access to the separate apartment.

Also to the front are lawned gardens with flowering borders and high, mature boundary hedging giving privacy.

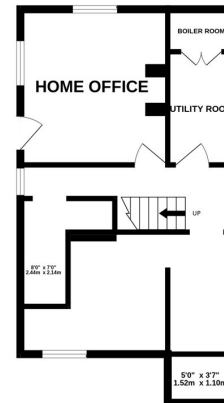
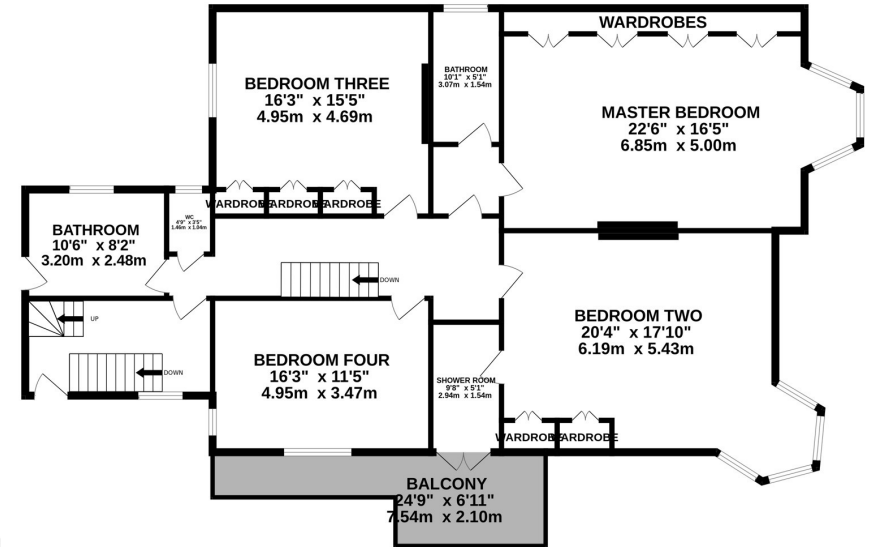


GROUND FLOOR
1859 sq.ft. (172.7 sq.m.) approx.



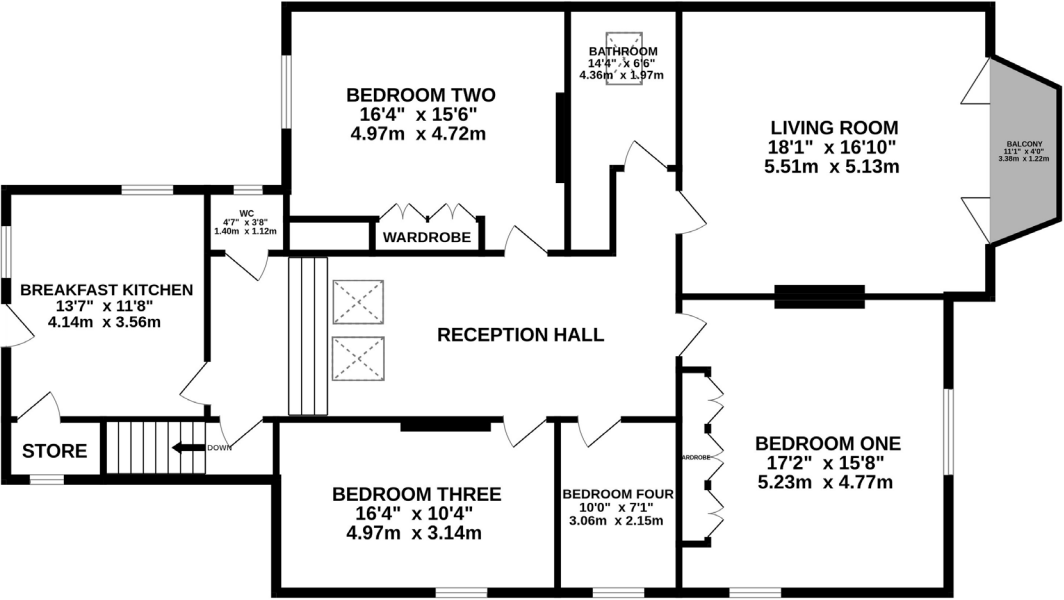
TOTAL FLOOR AREA : 3946 sq.ft. (366.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
1665 sq.ft. (154.7 sq.m.) approx.



BASEMENT
421 sq.ft. (39.2 sq.m.) approx.

SECOND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.