

THE LODGE
HILL FOOT LANE
PANNAL
HG3 1NX



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An extremely rare opportunity to purchase this stone built, detached family property, situated in this idyllic location, adjacent to open countryside with the benefit of far reaching views. Located to the south side of Harrogate, within easy reach of local schooling, the Pannal rail link, providing commuting to both Leeds and York and, in turn, the Harrogate town centre.

Entrance Hall | Living Room | Dining Room | Kitchen | Cloakroom with wc

Three Bedrooms | En-suite Shower Room | House Shower Room

Garden Room | Utility Room with separate wc | Double Garage | Sub-Floor Area

Council Tax: G | Energy Rating: TBC | Tenure: Feehold

£900,000





The property now requires full modernisation or redevelopment - subject to the usual planning consents and has the benefit of being quietly located, offering extreme privacy with large rear gardens and paddock of approximately one third of an acre.

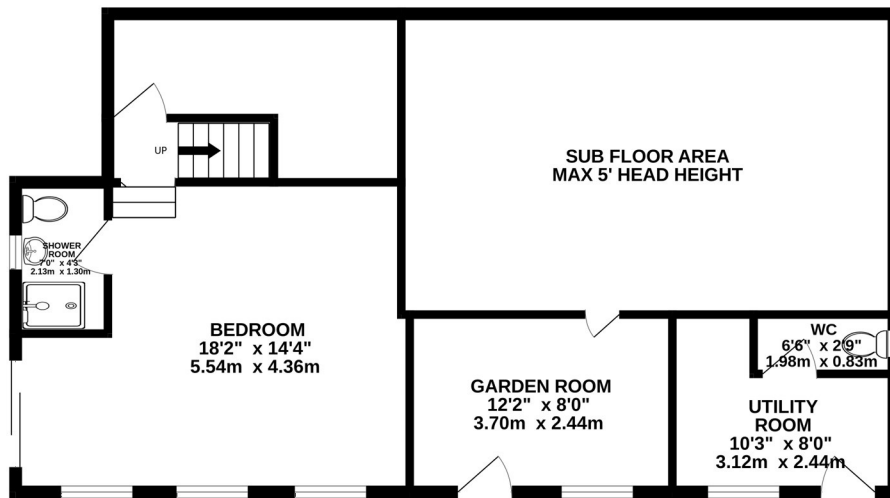
The accommodation is mainly to the ground floor and due to the gradient of the land also offers a lower ground floor area with partially restricted head height.

The accommodation comprises: Entrance hall, cloakroom with wc, large living room with picture window having far reaching views, dining room, kitchen, two double bedrooms, separate shower room and staircase leading to the lower ground floor where there is a large bedroom with en-suite shower room and walk-in wardrobe. The remainder of the lower ground floor accommodation is accessed from the rear driveway and comprises a utility room with separate wc, garden room and vast sub-floor areas with restricted head height.

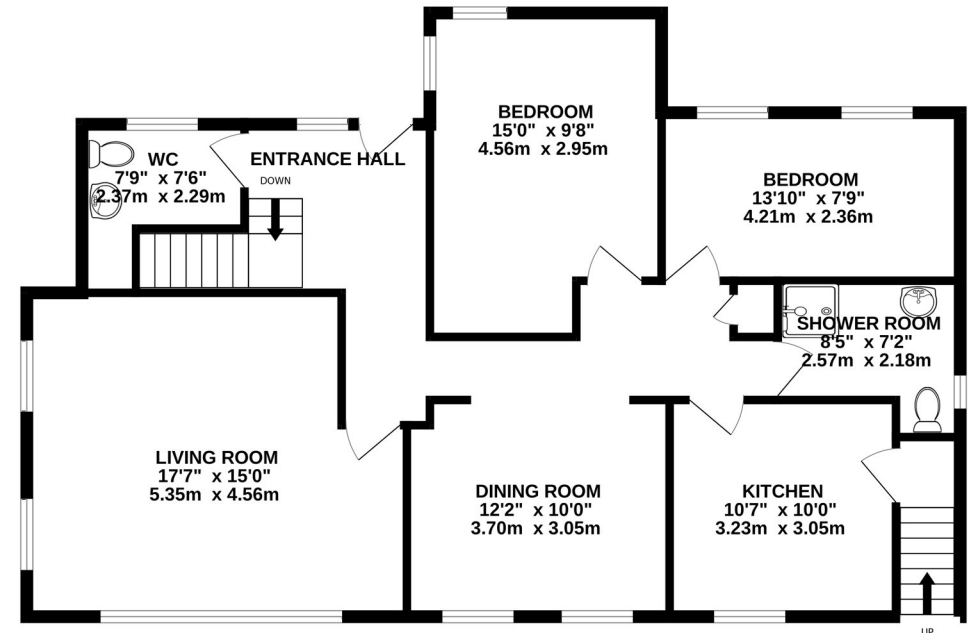
There is a large, detached double garage, rear driveway, lawned gardens with green house and a further paddock of approximately one third of an acre which is adjacent to open countryside.



LOWER GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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