



Clevedon, 29 Fulwith Mill Lane, Harrogate
North Yorkshire

CROFT

STRUTT
& PARKER

BNP PARIBAS GROUP

Clevedon, 29 Fulwith Mill Lane, Harrogate HG2 8HJ

Clevedon is beautifully restored period family home, set in around half an acre of manicured gardens enjoying southerly views over the viaduct.

Harrogate town center 2 miles. A1(M) 10 miles, Leeds Bradford Airport 12 miles, Ripon 14 miles, Leeds 15 miles, York 21 miles

Porch | Entrance hall | Snug | Living room
Dining room | Kitchen | 2 Utilities | Pantry
Cloakroom | Plant room | Sauna
Pool room | Principal suite with dressing room and private balcony | 3 en-suite bathrooms | 3 further bedrooms | Further bedroom with dressing room | House bathroom
Studio bedroom | Triple garage | Bike store
Electric gated private driveway | EPC E

The property

Clevedon is substantial lovingly restored period family home. This fabulous family home truly offers the perfect countryside and town balance with over 7,883 sq ft of living space, being within striking distance of the town centre yet offering beautiful Yorkshire countryside on the doorstep.

Upon entering the property, you are greeted by a beautiful porch and a light and airy entrance hall with original wood flooring and panelling, offering the perfect reception for guests. Off the entrance hall, an exquisite handmade bespoke kitchen which has been designed and installed by the luxury furniture company Roomroom Interiors Harrogate. A large feature island with Quartz worktops which accommodates a large circular solid walnut table that can seat up to 6, bar seating for 4 giving flexibility for entertaining. Miele cooking appliances, integrated extraction to the hob and wine conditioning dual zone cabinet. With 4 Miele ovens the cooking facilities are to a professional

level, 2 full size ovens, microwave combination and steam oven have the flexibility for the most discerning chef. The all-important boiling tap by Quooker and Large Integrated American style Fisher and Paykel refrigeration with built in ice dispenser.

Breakfast pantry with Quartz worktops and Solid walnut internals. The sink area has an integrated dishwasher, integrated refrigeration, large mirrored splash back with concealed lighting above. Secret double doors leading into Utility room which has large sink again with Quartz worktops throughout. There is space for a washing machine and dryer. Perfectly positioned to be close to the kitchen is a significant dining room with a double sided contemporary glass fireplace giving views through to the dining kitchen. A generous bay window lights up the room with natural light and benefits from a built in seating area. There are double doors accessing the south facing terrace with beautiful views over the garden. There is also a snug that has a feature fireplace and dual doors leading on to the back garden overlooking the water fountain. The generous living room stretches over 27ft in length and provides a perfect place to relax.

The property has been extended with a stunning addition of a plunge pool and spa suite benefiting from a sauna and guest shower room and changing room. Within the extension, there is also a sizeable office/games room, boot room and triple car garage. On the ground floor there is also a cloakroom and cellar.

Access to the first floor is via a grand spacious staircase; the principal suite a feature wooden panel wall and private access on to a south-facing balcony boasting beautiful views over the garden. The principal suite also comprises a dressing room with built in wardrobes and an exquisite 4-piece bathroom suite with Lapidula tiles. On the first floor, there are 3 further en suite bedrooms, 2 bedrooms and a house shower room. The entire second floor space has been made into a substantial fabulous studio bedroom or games room.











Outside

To the front of the property it benefits from an electric gated, long and private driveway, which offers space to park numerous vehicles and a substantial triple garage to the rear. Externally the property also comprises a private and beautifully landscaped lawned garden to the front and rear. Off both the lawned areas are stunning terraces and intricate gravel pathways that lead to a rare limestone rockery and little woodland and a little beck.

Location

Clevedon is in a highly sought after residential position on the south side of Harrogate. It has a wealth of local amenities offered on Leeds Road, including local shops, Marks & Spencer Simply Food, Harrogate Cricket club and the Hornbeam Business Park. The town boasts a wealth of fine Georgian and Victorian architecture including the famous Betty's tea rooms, excellent shopping, leisure and cultural facilities, cinemas, cafes and restaurants and a number of supermarkets. For the commuter the property is well connected by road, with the A1(M) just 10 miles from the property, Offering easy access to the north and south. There is a train station at Hornbeam Park to connect with the mainline stations at Leeds or York. There are highly regarded local primary and secondary schools both private and state nearby. Including Rossett School, Ashville College and Harrogate Grammar School.





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Approximate Gross Internal Area = 7184 sq ft / 667.4 sq m

(Including Garage / Pool / Store / Plant room)

Cellar = 288 sq ft / 26.7 sq m

Above Garage = 429 sq ft / 39.8 sq m

Bike Store / WC = 70 sq ft / 6.5 sq m

Total = 7971 sq ft / 740.4 sq m

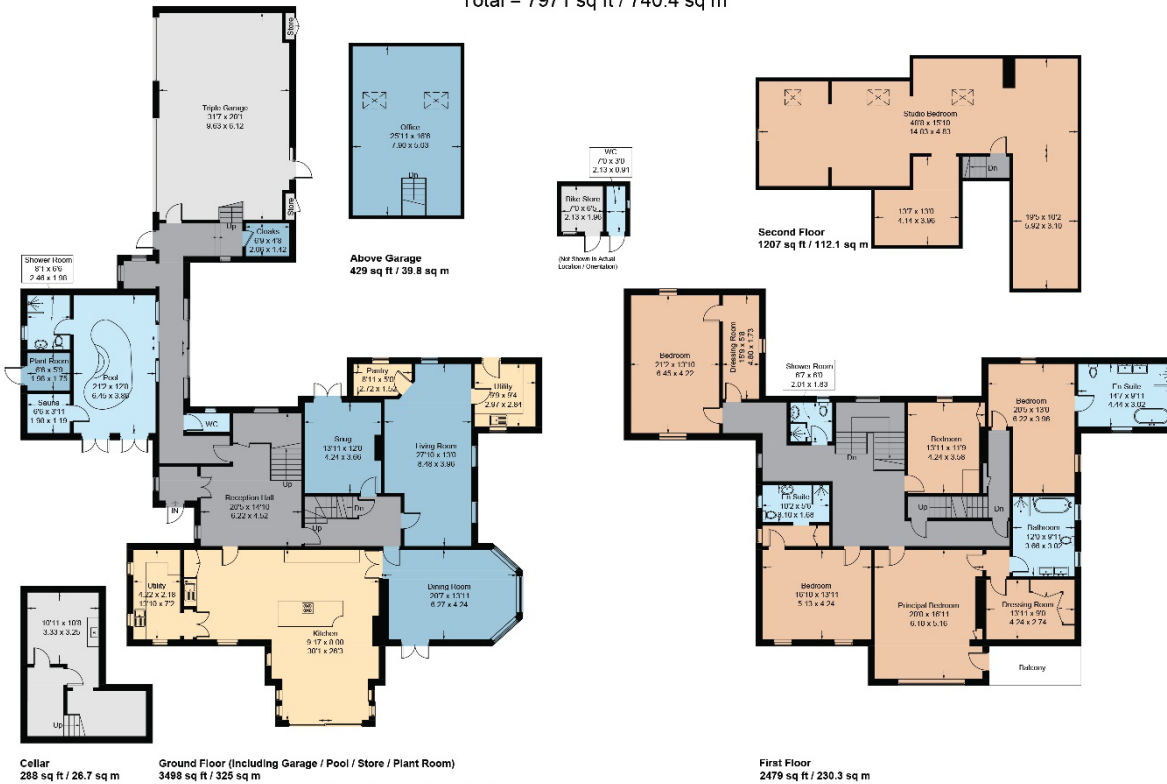


Illustration for identification purposes only, measurements are approximate,
not to scale. (ID836154)

Directions

From Strutt & Parker office head south on Princes Square towards Victoria Avenue, turn left onto Victoria Avenue, turn right onto Station Parade/A61, use any lane to turn right onto York Pl/A6040/A61, at Prince of Wales Roundabout, take the 1st exit onto Leeds Rd/A61, turn left onto Fulwith Mill Lane. The property is on the left hand side towards the end of the lane.

General

Local Authority: Harrogate Borough Council
01423 500600

Services: Gas, electric and water, mains drainage

Council Tax: Tax band H

Tenure: Freehold

Offers over: £3,000,000

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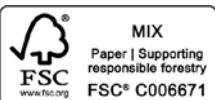


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