



THE SHEALING

BREARTON | HARROGATE | NORTH YORKSHIRE | HG3 3BX

The Shealing stands as an impressive, detached village residence, constructed in 2006 to meet the exacting preferences of its current owner.

Its appealing façade showcases elevations crafted from mellow stone, complemented by a clay pantile roof.



ACCOMMODATION

GROUND FLOOR

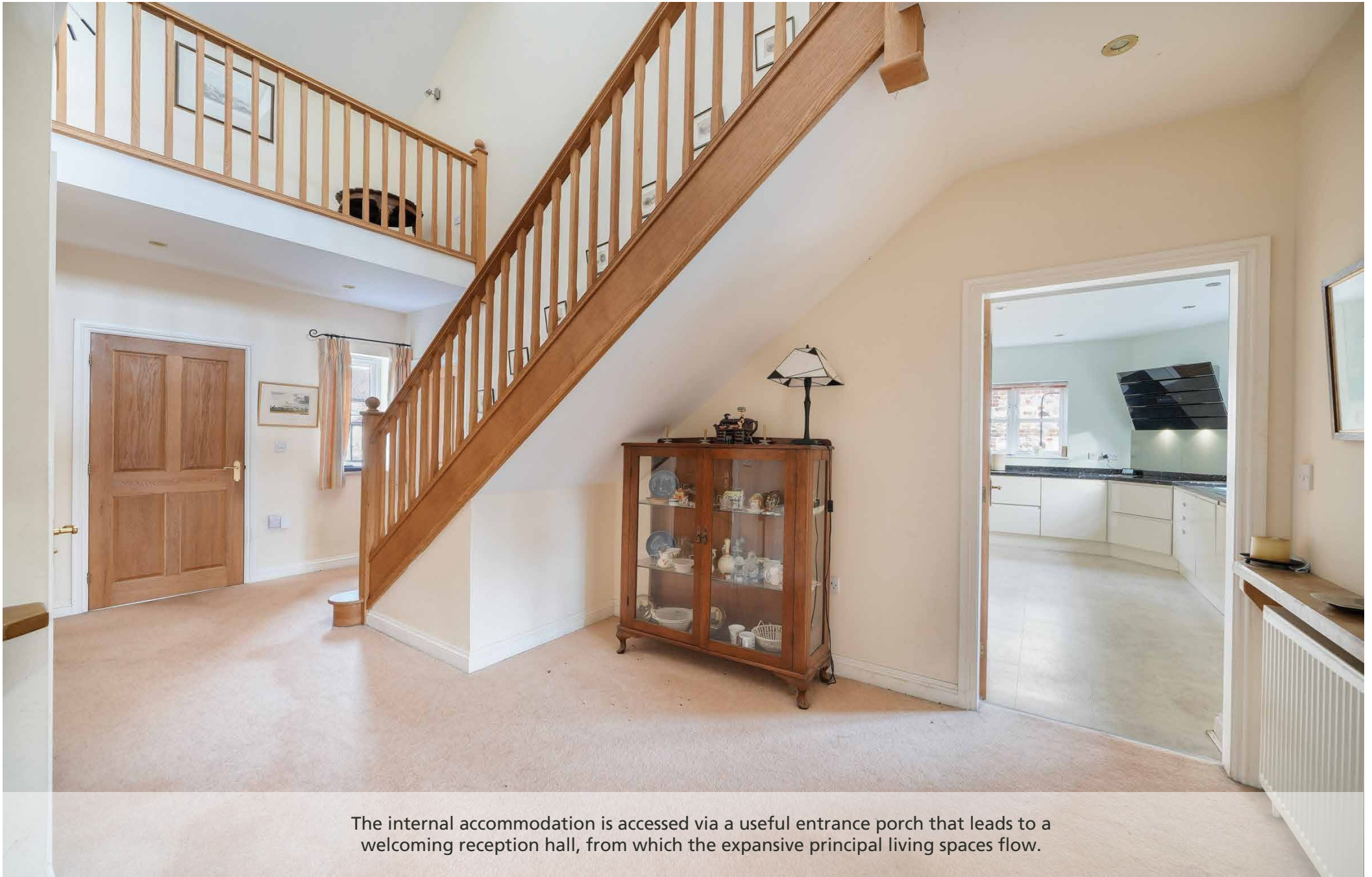
- Entrance porch
- Reception hall
- Sitting room with feature fireplace
- Garden room
- Dining room
- Study
- Breakfast kitchen
- Utility room
- Cloakroom
- Principal bedroom
- Ensuite bathroom

FIRST FLOOR

- Galleried landing
- Two guest bedrooms
- Box room
- Eaves storage
- House bathroom

EXTERIOR

- Private drive
- Private parking
- Double integral garage
- Summer house
- Greenhouse
- Extensive gardens and grounds
- Terrace
- Stabling (two loose boxes)
- Open bay hay store and tack room
- Paddock land
- In total measuring approx. 3 acres



The internal accommodation is accessed via a useful entrance porch that leads to a welcoming reception hall, from which the expansive principal living spaces flow.

A comfortable sitting room with timber fire surround and living flame electric fire is flooded with natural light from the adjoining garden room with stone-flagged flooring and French doors that provide direct access to the terrace and gardens.





The breakfast kitchen is equipped with a range of fitted cabinetry and integrated AEG hob, oven, and microwave. Adjacent is a convenient utility room boasting fitted base and wall units and ample space for a washing machine and tumble dryer, complemented by a useful WC.

Adding to the allure of the ground floor is a double aspect dining room, offering delightful views over the gardens and grounds.



A spacious ground floor bedroom, complete with a walk-in wardrobe and an en-suite bathroom/wet room features white sanitary ware, vanity unit and heated towel rail.

Completing the ground floor amenities is a functional home office enhanced with fitted shelving.





FIRST FLOOR

A wide oak staircase leads to the first floor, where an impressive galleryed landing sets the stage for two generous double bedrooms offering open views of the gardens and grounds.

A well-appointed house bathroom with white sanitary ware and a heated towel rail adds to the first-floor appeal, while a box room opens to extensive eaves storage.

The potential of this lovely home is further highlighted by the opportunity to extend and modify - subject to the necessary planning consents.



The Shealing Brearton, Harrogate, HG3 3BX

Approximate Gross Internal Area
 Ground Floor = 1609 sq ft / 149.5 sq m
 First Floor = 865 sq ft / 80.4 sq m
 Garage = 323 sq ft / 30.0 sq m
 Total = 2797 sq ft / 259.9 sq m

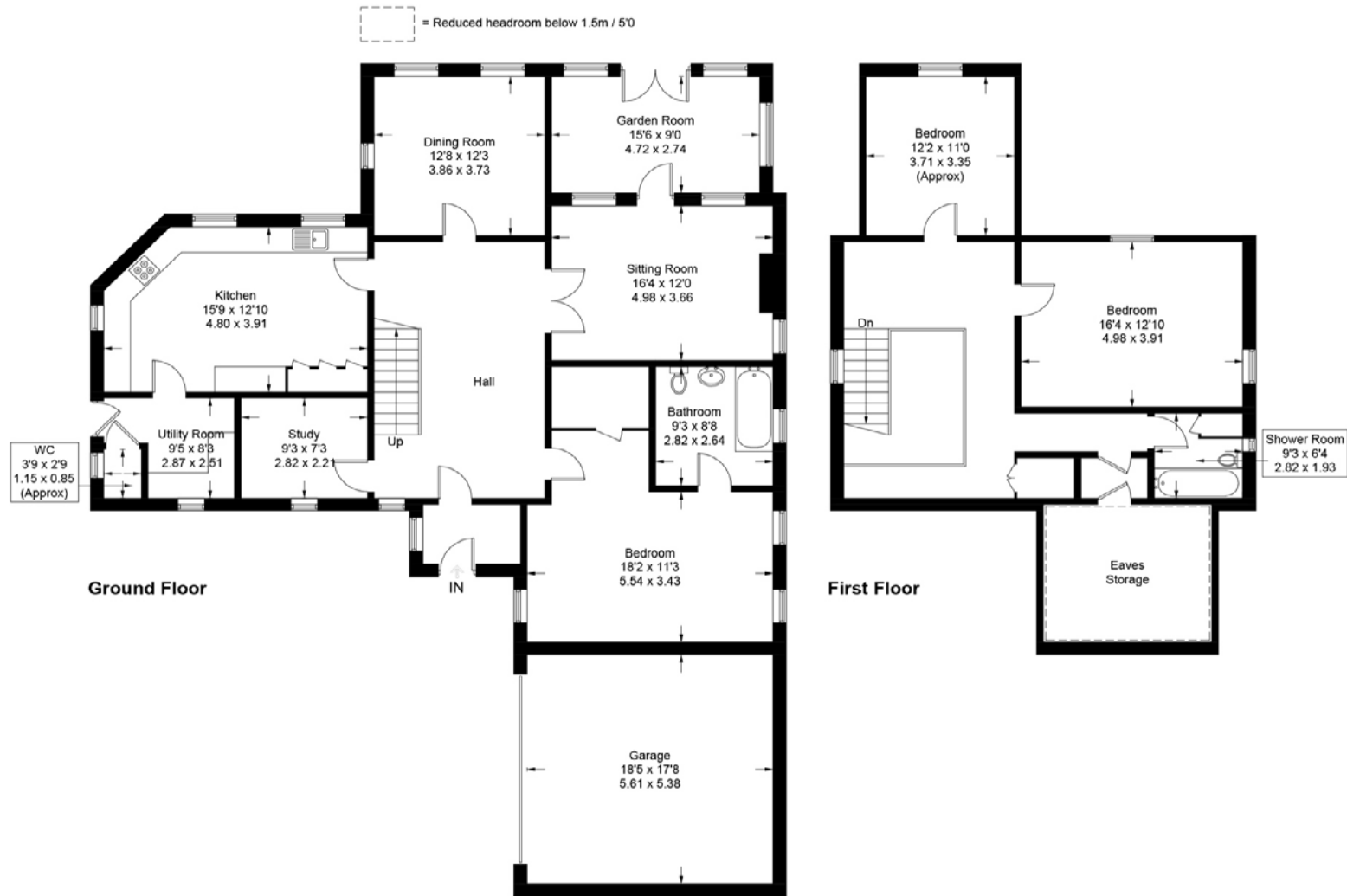


Illustration for identification purposes only, measurements are approximate, not to scale. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



GARDEN AND GROUNDS

The mature and established gardens and grounds complement the house perfectly, with generous gardens mainly laid to lawn. Attached to the property is a large integral double garage which could, with the necessary planning consents, be incorporated into the main dwelling. The Shealing is perfect for those with equestrian requirements, presenting a rare opportunity, with a pathway leading directly from the principal garden to stabling equipped with two purpose-built loose boxes, a feed room/tack room with electricity and water connections. The total acreage encompasses approximately 3 acres (1.21 hectares), comprising three grass paddocks predominantly flat and enclosed with a mix of post and rail and border hedge fencing, two of which have available water access.



LOCATION

Nestled in the heart of North Yorkshire, the idyllic village of Brearton epitomises the perfect blend of tranquility and accessibility, making it a highly sought-after destination for discerning residents.

The village enjoys a thriving community with The Village Hall and Malt Shovel, restaurant and public house at its centre. The village is surrounded by The Mountgarret Estate and enjoys access to many local tracks and ancient pathways.

Within a short distance, residents can explore the ancient town of Knaresborough, known for its historic charm and stunning riverside walks. The cosmopolitan spa town of Harrogate is also easily accessible, boasting iconic attractions such as Betty's Tea Rooms, Valley Gardens, and the RHS Harlow Carr.

For those with an interest in history and grandeur, Ripley Castle, Newby Hall, and Harewood House beckon, each with its own rich heritage and architectural splendor. The nearby World Heritage Site of Fountains Abbey and Studley Deer Park adds to the region's cultural and historic richness.

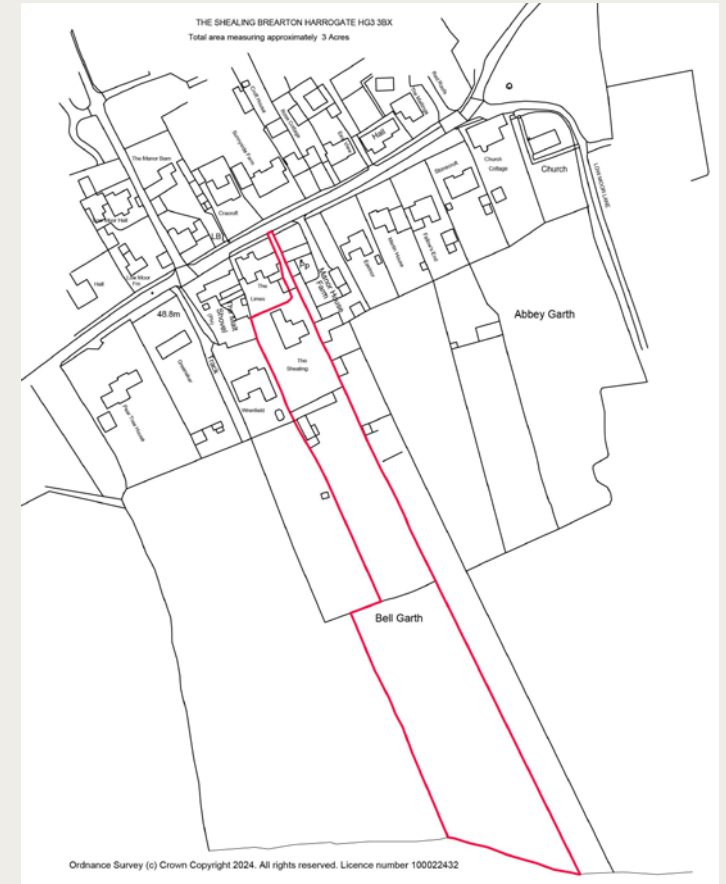
Sports and outdoor enthusiasts will find an abundance of options, from excellent golf courses to fishing venues. The surrounding countryside invites horse riding and rambling adventures. Moreover, the presence of racecourses in Ripon, Thirsk, York, and Wetherby ensures that the excitement of horse racing is never far away.

Families residing in Brearton benefit from excellent educational options, with nearby schools catering to children of all ages, both in the public and private sectors.

The convenience for commuters is excellent, thanks to easy access to major regional towns and cities via the A59 and A1(M). Local bus services operate in and around Brearton, providing convenient connections to nearby towns and villages.

Regional trains are available from Knaresborough, which link directly to the national rail network. There are mainline railway stations at York and Harrogate with direct rail services to London Kings Cross and Edinburgh.

Regular domestic and international flights are available from Leeds Bradford Airport.





Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating. Solar panels providing hot water and electricity.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripley 3 miles, Harrogate 7 miles, A1 (M) 7.5 miles, Ripon 8 miles, York 20 miles, Leeds 22 miles (distances approximate).

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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