






CLEMENT HOUSE, 14 REGENT PARADE

Harrogate, North Yorkshire, HG1 5AW



A BEAUTIFULLY PRESENTED GRADE II LISTED PERIOD RESIDENCE

Reception Hall • Open Plan Living Kitchen • Sitting Room • Lounge • Home Office • Cinema Room • Wine Store • Utility & Plant Rooms • Additional Kitchen • Multiple Bedrooms • Luxury Bathrooms • Top Floor Studio / Bedroom Space

			EPC
5	4	3-4	TBC

Local Authority: North Yorkshire County Council

Council Tax band: C

Tenure: Freehold



THE PROPERTY

A beautifully presented Grade II listed period residence, comprehensively refurbished to an exceptional standard, offering approximately 5,957 sq ft of elegant accommodation with private gardens and off road parking, set on one of Harrogate's most prestigious addresses.

Clement House is a distinguished Grade II listed period home that has undergone a complete and meticulously executed refurbishment by the current owners, resulting in a residence of outstanding quality. The renovation has been carefully considered throughout, enhancing the property's historic character while introducing refined, contemporary finishes and modern comforts.

The accommodation extends to approximately 5,957 sq ft and is arranged over five floors, offering both scale and flexibility. At the heart of the home is an impressive open plan living kitchen, extending to over 31 feet, creating a superb space for everyday living and entertaining. This is complemented by a range of elegant reception rooms, including a sitting room, a generous lounge, a dedicated home office, and an exceptional cinema room, allowing the property to adapt effortlessly to a variety of lifestyles.







THE PROPERTY

The bedroom accommodation is extensive and well balanced, with several generously proportioned bedrooms arranged throughout the house and supported by a series of luxury bathroom facilities. These spaces benefit from excellent natural light and have been finished to a consistently high standard.

The lower ground floor adds further versatility, providing an additional kitchen, wine store, utility and plant facilities, and extensive storage, making it ideal for entertaining, leisure use or ancillary accommodation. A substantial top floor space, extending to almost 400 sq ft, offers excellent flexibility for use as an additional bedroom, studio or hobbies room.

Throughout the house, original architectural features such as high ceilings and sash windows have been retained and enhanced, blending seamlessly with the high quality refurbishment.

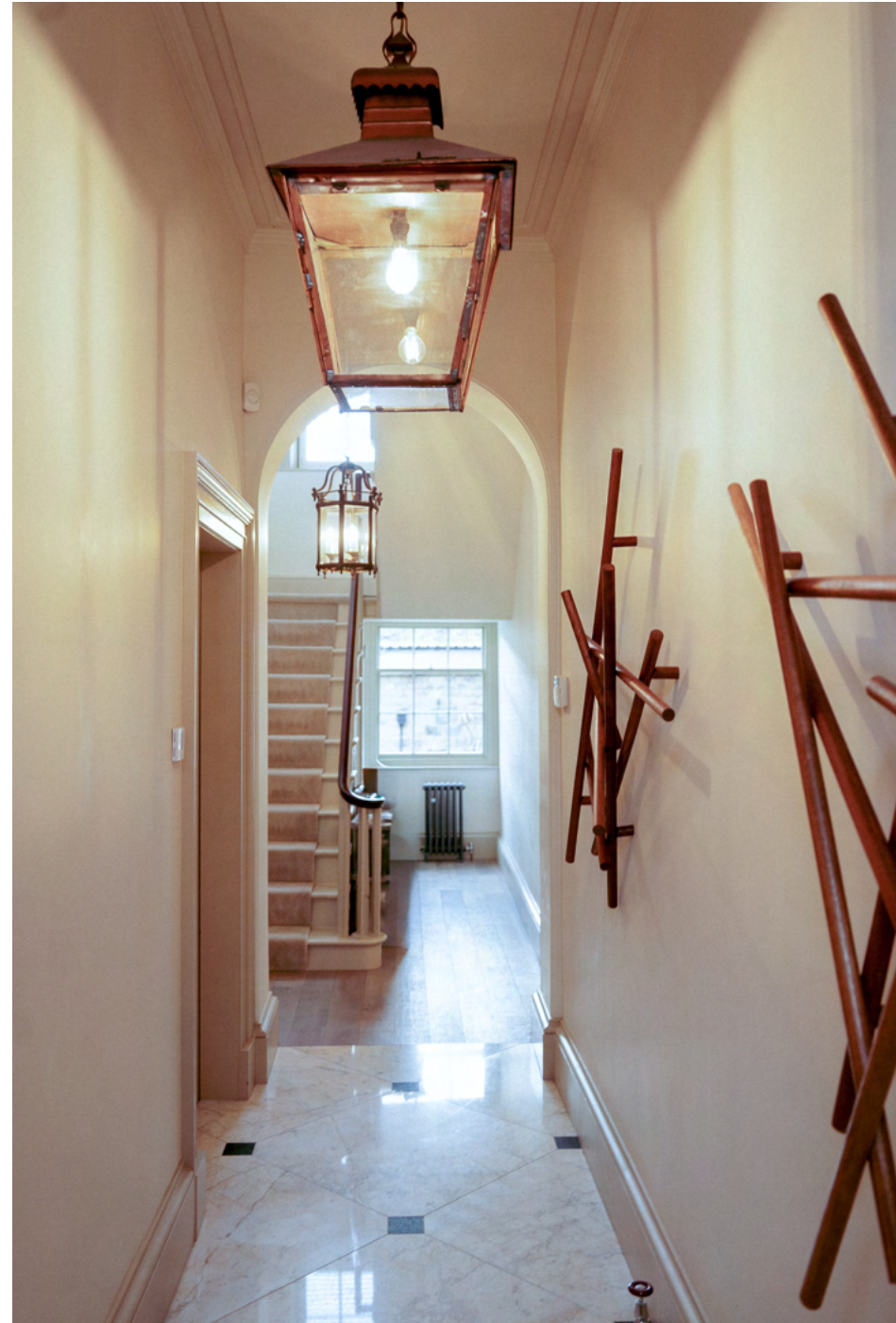




EXTERNALLY

Externally, Clement House benefits from attractive and well maintained garden space, providing a welcome sense of privacy despite its central location. A particularly notable feature is the provision of off road parking within the garden, which is both rare and highly desirable for a period property on Regent Parade.





SITUATION

Clement House occupies a prime position on Regent Parade, widely regarded as one of Harrogate's most sought after residential streets. The property enjoys a convenient and highly desirable setting, combining a refined residential atmosphere with immediate access to the town's extensive amenities.

Harrogate town centre is within easy reach, offering an excellent selection of independent shops, cafés, restaurants and cultural attractions. The Valley Gardens and The Stray are close by, providing attractive open green spaces, while well regarded schools for all age groups are readily accessible.

The property is well positioned for transport connections, with Harrogate railway station providing regular services to Leeds and York, where mainline connections to London and Edinburgh are available.



Total Area: 553.4 m² ... 5957 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 553.4 sq m / 5957 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Melissa Lines
 01423 222076
 melissa.lines@knightfrank.com

Knight Frank Yorkshire
 Oakwood Business Centre, Fountains Road
 Bishop Thornton, Harrogate, HG3 3BF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars, photographs and videos. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

