



ROSE COTTAGE

BREARTON | HARROGATE | NORTH YORKSHIRE | HG3 3BX

A spacious and beautifully presented family home ideally positioned in the charming village of Brearton. Recently updated to create a stylish and move-in-ready home.

Offering generous and versatile accommodation throughout, the property also benefits from a large cabin/annex and a large tandem garage/workshop making it a very practical family home.

Set in the highly regarded village of Brearton, just a short distance from Harrogate, the cottage enjoys a peaceful rural setting with a strong community feel, while benefiting from easy access to excellent amenities, schools, and transport links.

The property features a charming enclosed front garden with low stone walls, a generous gravel driveway, a detached stone garage, and well-planned rear gardens with lawns, raised beds, and seating areas. With open countryside views and well-maintained setting.

Rose Cottage offers an appealing blend of character, practicality, and village living in one of the area's most desirable locations.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan kitchen/dining room
- Utility area
- Study
- Boot room
- Cloakroom

FIRST FLOOR

- Light and spacious landing
- Principal bedroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

EXTERIOR

- Gravel driveway
- Ample off-road parking
- Tandem garage and workshop
- Timber framed studio/cabin
- Log store
- Front garden
- Rear gardens
- Dining and entertaining terraces

The reception hall is bright, welcoming, and beautifully presented, creating an immediate sense of space and calm on arrival. Finished in a clean, contemporary palette, it features warm-toned flooring that flows through the hallway, complemented by soft carpeting to the staircase. A stylish painted staircase with decorative balustrade rises to the first floor, while a stained-glass window adds a subtle splash of colour and character.

The hall provides excellent circulation, with doors leading to the principal ground-floor rooms, study, boot room and cloakroom. Thoughtfully positioned lighting enhances the sense of depth and brightness. Overall, it is a well-designed and elegant entrance that sets the tone for the rest of the cottage.





The sitting room is a bright and inviting space, combining comfort with a clean, contemporary finish. A wide picture window to the front elevation floods the room with natural light and provides a pleasant outlook over the garden. A modern wood-burning stove sits within a recessed fireplace, forming a warm and attractive focal point. Bespoke built-in shelving and cabinetry flank the fireplace, providing useful storage and display space, while fitted bookcases along the opposite wall add both character and practicality, creating an ideal setting for reading or relaxing. Finished in soft neutral tones with quality carpeting and generous proportions, the sitting room offers a cosy yet elegant environment, perfectly suited to everyday living and entertaining alike.



The open-plan dining kitchen, from Knaresborough Kitchens, is a stylish and highly functional family space, finished to a high standard and designed for both everyday living and entertaining. Contemporary fitted units in a sage green are complemented by extensive quartz work surfaces and a generous central island incorporating an induction hob, additional storage, and preparation space. Integrated appliances and well-planned cabinetry provide a clean, uncluttered finish, while recessed ceiling lighting and a feature extractor enhance the modern feel. The kitchen flows seamlessly into a defined dining area, with ample space for a large table positioned beneath a statement pendant light and beside wide windows overlooking the rear of the property. This layout creates a bright and sociable environment, ideal for family meals and entertaining, with views and natural light enhancing the sense of openness.





Adjoining the kitchen is a useful utility area, fitted with cabinetry, work surfaces, and plumbing for laundry appliances, along with space for additional storage. With an external door providing practical access to the outside, the utility area adds valuable functionality while keeping day-to-day tasks neatly separate from the main living space.



Rose Cottage, Brearton, HG3 3BX

Approximate Gross Internal Area
Ground Floor = 965 sq ft / 89.7 sq m
First Floor = 767 sq ft / 71.3 sq m
Outbuildings = 845 sq ft / 78.5 sq m
(Including Garage)
Total = 2577 sq ft / 239.5 sq m

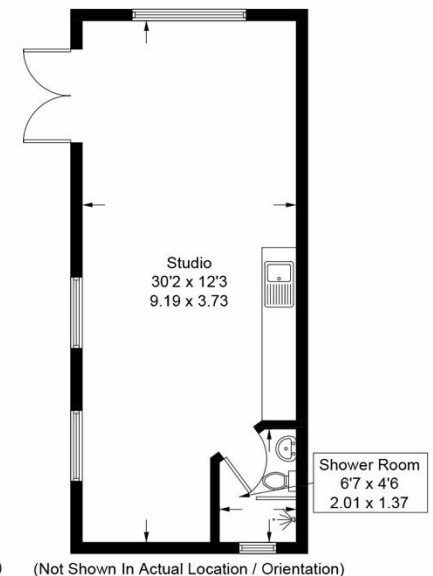
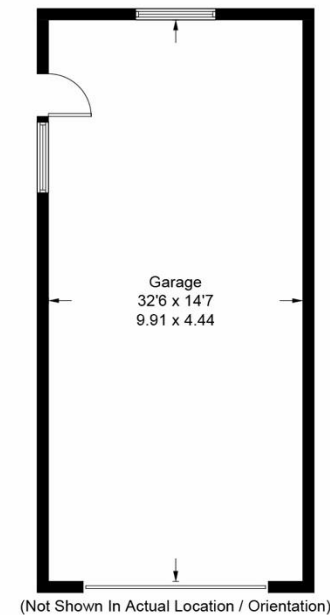
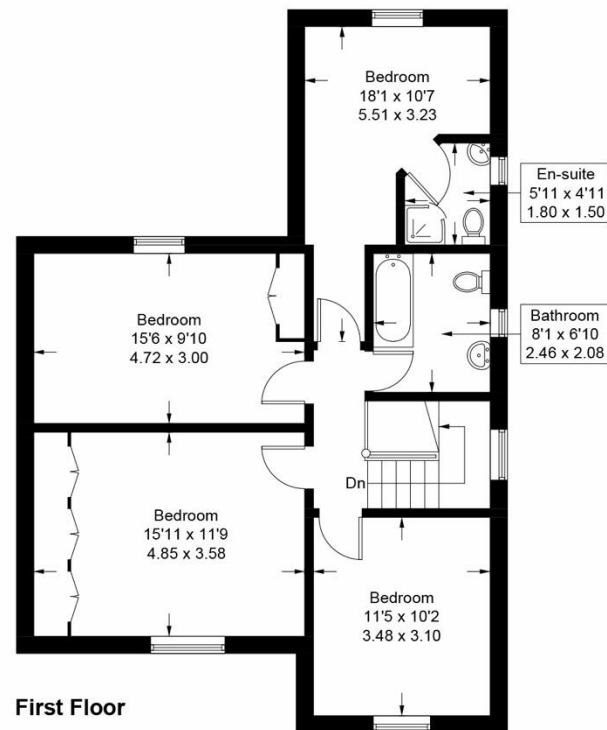
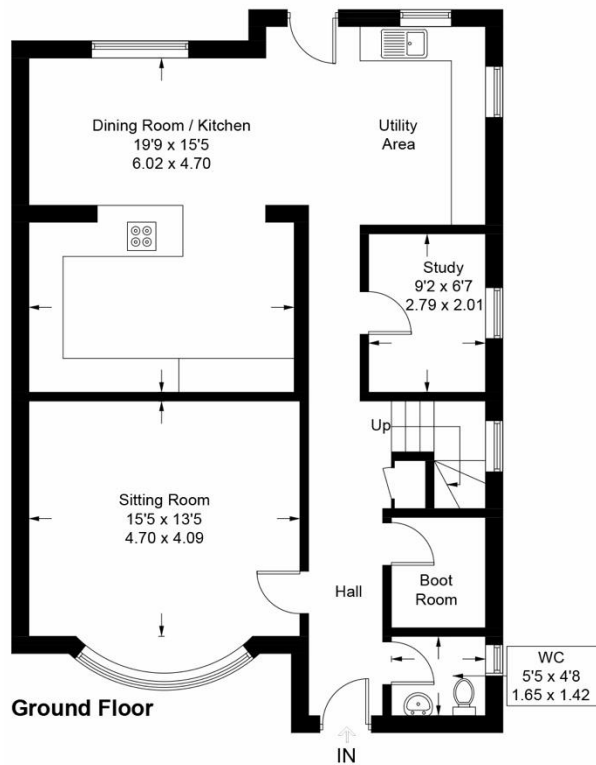


Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

The first-floor landing is a spacious and attractive central feature of the home, providing a sense of openness and circulation to the bedroom accommodation. It is finished with neutral décor and carpeting, creating a calm and cohesive feel. The landing overlooks the staircase with decorative ballustrade and painted wooden handrail, allowing natural light to filter through the space. From this central hub, the bedroom accommodation flows naturally, with doors leading to the principal bedroom, further bedrooms, and the family bathroom, making the layout both functional and well balanced.



The principal bedroom is a generous and elegant double room, enjoying a bright front-facing aspect through a wide window that fills the space with natural light. Finished in soft, neutral tones, the room offers a calm and restful feel, with ample space for a large bed and additional furniture. A full wall of fitted wardrobes provides excellent storage while maintaining clean lines and a sense of order.

The remaining bedrooms are all well-proportioned and versatile, suitable for use as guest rooms or children's bedrooms. Each room is presented in a light, neutral palette with good natural light confirming a consistent, well-maintained finish throughout the first floor.

The house bathroom is smartly presented and generously sized, fitted with a modern white suite comprising a panelled bath with glazed shower screen and shower over, WC, and pedestal wash basin. Soft green wall finishes, contemporary fittings, and a window providing natural light and ventilation combine to create a fresh, bright, and practical family bathroom.



The guest bedroom suite is light, calm, and beautifully proportioned, offering a welcoming retreat for visitors. The bedroom itself is arranged as a comfortable double, with soft neutral décor, excellent natural light from the window, and a pleasant outlook that enhances the sense of space. Its clean lines and understated finish create a restful atmosphere, easily adaptable to suit a variety of furnishings and styles.

Adjoining the bedroom is a smartly finished en-suite shower room, fitted with a contemporary white suite including a walk-in shower enclosure, WC, and basin. Crisp tiling and fresh finishes give the space a modern feel, while the window provides natural light and ventilation. Together, the bedroom and en-suite form a well-considered and private guest suite.



GARDENS AND GROUNDS

Brearton is a highly regarded and picturesque village, known for its attractive stone-built homes, strong community feel, and convenient access to the surrounding countryside. Set within easy reach of nearby market towns, the village offers a balance of rural charm and everyday practicality, making it particularly appealing to families and those seeking a village lifestyle.

The property is approached via a shared gravel driveway providing ample off-road parking and access to the large tandem garage. The front garden is enclosed by traditional stone walling and laid mainly to lawn, with a central pathway leading to the front door. This setting creates an immediate sense of arrival, while complementing the character of the stone façade.

To the rear, the principal gardens are a standout feature, thoughtfully arranged and enjoying a lovely open feel. The gardens are laid out in a series of defined areas, combining lawns, paved seating terraces, pathways, and raised beds, offering both visual interest and versatility. A stone-edged pond adds a charming focal point, while mature boundaries, planting and open views provide a lovely rural setting.

Set within the grounds is a substantial tandem garage, ideal for vehicle storage, workshop use, or additional practical space. Beyond this, a timber-framed studio sits toward the rear of the garden offering excellent flexibility, lending itself to use as a home office, creative studio, gym, or occasional guest accommodation. Together, the gardens and outbuildings create a superb outdoor environment that enhances both everyday living and entertaining, while retaining the character and calm of this desirable village setting.

Please note: There is a right of vehicular access at the rear of Rose Cottage to the neighbouring property.







The studio is a substantial and highly versatile timber-framed building, positioned within the rear garden to enjoy a peaceful outlook across the gardens. Designed to offer excellent flexibility, whether for guest accommodation, home working, or leisure use.

The main room is bright and well-proportioned, with recessed ceiling lighting and wide glazed doors opening directly onto the garden, creating a strong connection with the outdoor space and allowing natural light to flood in.

A neatly arranged kitchenette is fitted along one wall, providing practical facilities while leaving the room open and adaptable for a variety of layouts.

A modern shower room completes the accommodation, fitted with a walk-in shower, WC and wash basin, all finished in clean, contemporary styling.

Overall, the studio represents a valuable and well-considered addition to the property, offering genuine independence and a wide range of potential uses.



LOCATION

Brearton is a small and highly regarded village set within the North Yorkshire countryside, lying approximately three miles north of Knaresborough and within easy reach of Harrogate and Ripon. The village is characterised by a compact arrangement of traditional stone houses, surrounded by open farmland. Access is gained primarily from the west via neighbouring villages, with no through traffic, which contributes greatly to Brearton's calm and unspoilt atmosphere. This sense of seclusion is one of the village's most appealing qualities, making it particularly attractive to those seeking a quieter pace of life.

The village enjoys a strong sense of identity and community. The village is well served by a much-loved country pub, The Malt Shovel, a historic inn known for its welcoming atmosphere and quality food. Local footpaths and country lanes make the area especially popular with walkers and cyclists, while the surrounding countryside offers easy access to the wider Harrogate district and beyond.

Brearton also retains notable heritage features, including St John's Church, a Grade II listed Anglican church dating from 1836, which sits at the heart of the village. Overall, Brearton offers an appealing combination of rural charm, historic character and excellent connectivity, providing a peaceful village lifestyle within convenient reach of North Yorkshire's key towns and amenities.

EDUCATION

Brearton benefits from a wide range of education opportunities despite its small village setting, families are well served by a selection of highly regarded primary and secondary schools in nearby villages, Harrogate and Knaresborough, all within straightforward commuting distance.

Primary education is available locally in neighbouring communities, with several well-rated village and Harrogate-based primary schools offering strong foundations. For secondary education, pupils have access to a number of respected schools in the area, including Harrogate Grammar School and Rossett School,

alongside other 11–18 academies serving the wider district.

The area also offers a choice of independent schools and strong post-16 and sixth-form provision, both attached to secondary schools and through further education colleges in Harrogate and the surrounding region.

SPORTS AND RECREATION

Brearton's rural setting offers excellent opportunities for outdoor activities and active lifestyles. The surrounding countryside and quiet lanes are ideal for walking, cycling and running, with a network of footpaths and bridleways that connect the village to neighbouring villages, open fields and attractive rural scenery.

Just a short drive away in Knaresborough and Harrogate, residents have access to a wide range of organised sports and leisure facilities. These include well-maintained public parks, sports fields and play areas, as well as clubs and facilities for football, rugby, cricket, tennis and golf. Harrogate's leisure centres provide swimming pools, gym and fitness studios, plus a variety of classes and programmes for all ages.

TRANSPORT LINKS

ROADS:

Brearton is well positioned for commuters. The village is reached via quiet country roads that link directly to the A59, one of the region's main arterial roads. From here, the A59 provides swift and straightforward access east to Harrogate (around 10–15 minutes by car) and further on towards York, and west towards Skipton and Lancashire. This makes Brearton appealing for commuters or those travelling regularly for work, shopping or leisure.

Local roads also connect to the A1(M) motorway network via the A59 and surrounding links, opening up easy travel to Leeds, the East Coast and the North–South corridor of England. Secondary roads serve nearby villages such as Scotton, Nidd and Knaresborough, creating convenient routes for local journeys and school runs without needing to navigate busy town centres.

TRAINS:

Brearton benefits from convenient rail connections via

Knaresborough railway station, located a short drive from the village. The station sits on the Harrogate Line, providing regular and reliable services across the region.

Trains run frequently to Harrogate, with journey times of around 10 minutes, making access to the town's shops, schools and amenities quick and straightforward. Eastbound services connect to York in approximately 25–30 minutes, offering excellent links to the East Coast Main Line and onward national services. Westbound services travel via Harrogate to Leeds in around 45–50 minutes, providing strong commuter connections to the regional business centre.

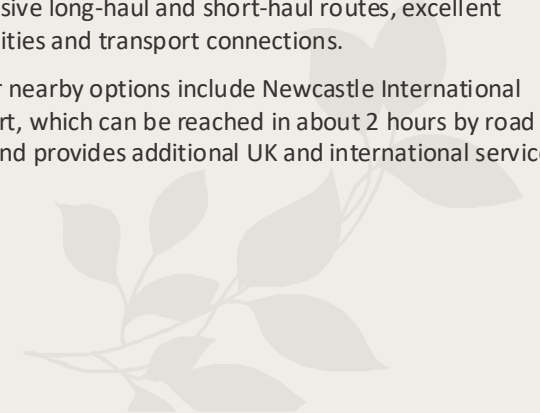
Weekday services typically operate around every 30 minutes, with hourly services on Sundays, making rail travel a practical option for both daily commuting and leisure. From York and Leeds, passengers can connect easily to long-distance routes across the UK

AIRPORTS:

Leeds Bradford Airport is the closest major airport, located approximately 25–30 minutes' drive from Brearton. It offers a wide range of domestic and international flights, including scheduled and seasonal services to major European destinations. The airport is easily accessed via the A59/A658 road network and provides regular coach and taxi links from Harrogate and surrounding towns.

Manchester Airport (MAN) – Around 1 hour 45 minutes to 2 hours by car, Manchester Airport is a major UK hub with a comprehensive schedule of flights worldwide. It offers extensive long-haul and short-haul routes, excellent amenities and transport connections.

Other nearby options include Newcastle International Airport, which can be reached in about 2 hours by road or rail, and provides additional UK and international services.





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.

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 D: 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: Knaresborough 4 miles, Harrogate 7 miles, Ripon 8 miles, Leeds 22 miles (All mileages are approximate)

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