

SHENLEY  
HILL FOOT LANE  
BURN BRIDGE, HG3 1NT



NICHOLLS  
TYREMAN

# SHENLEY | HILL FOOT LANE | BURN BRIDGE | HG3 1NT

An absolutely stunning, substantial, 1930's Art Deco style, detached family property, located in this extremely quiet and convenient location, to the favoured south side of Harrogate.

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Reception Hall | Cloakroom with wc | Sitting Room | Living Room | Games Room | Breakfast Kitchen  
Family Room | Utility Room | Study

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Swimming Pool | Gym | Sauna | Changing Area

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Five Bedrooms | Five En-suites | Three Balconies

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Guest Apartment | Bedroom | Dressing Area | Bathroom | Sitting Area/Kitchen

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Extensive Gardens with Tennis Court | Double Garage | Single Garage | Garden Room | Workshop

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Council Tax: G | Energy Rating: B | Tenure: Freehold

**£2,750,000**





The property is conveniently located for easy access to North and West Yorkshire business centres, Leeds Bradford airport and York, with rail links giving connections to Harrogate, Leeds and York.

The house has been skilfully extended and is beautifully appointed throughout, providing well planned accommodation with the benefit of a magnificent central staircase, guest apartment, leisure facilities including swimming pool, gym and sauna and being set amidst meticulously maintained grounds of approximately 3 acres.

The ground floor comprises: Reception hall, cloakroom with wc, sitting room, living room, games room, study, breakfast kitchen, utility room and family room.

To the first floor the principal bedroom has a dressing area and en-suite. There are three further en-suite bedrooms and a separate guest suite with sitting area/kitchen, bedroom, bathroom and dressing area.

To the second floor is a further bedroom with two balconies, dressing area and bathroom.



## OUTSIDE

The property is approached through electrically operated entrance gates, opening to a large driveway leading to a triple garage and ample enclosed parking.

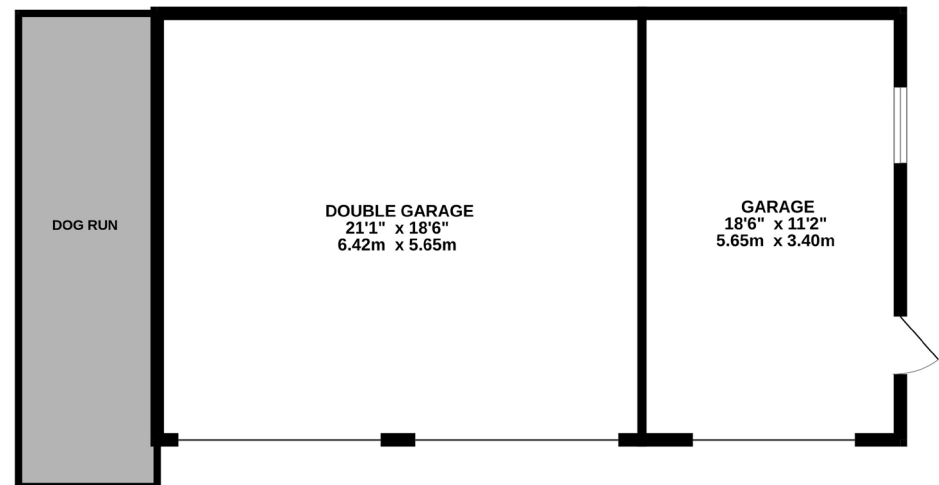
The amazing, south facing, flagged terrace has glazed balustrading overlooking lawned gardens with mature borders, water features and mature tree and hedge lined boundaries.

The gardens also feature a fenced tennis court, a detached, double glazed **Garden Room 19' x 9'6** and a large timber workshop.

Shenley is a distinctive family home in a setting which is hard to improve upon, occupying an elevated south facing position with far reaching views and being adjacent to open countryside, amongst residential properties in an area renowned for its individual and exclusive homes.

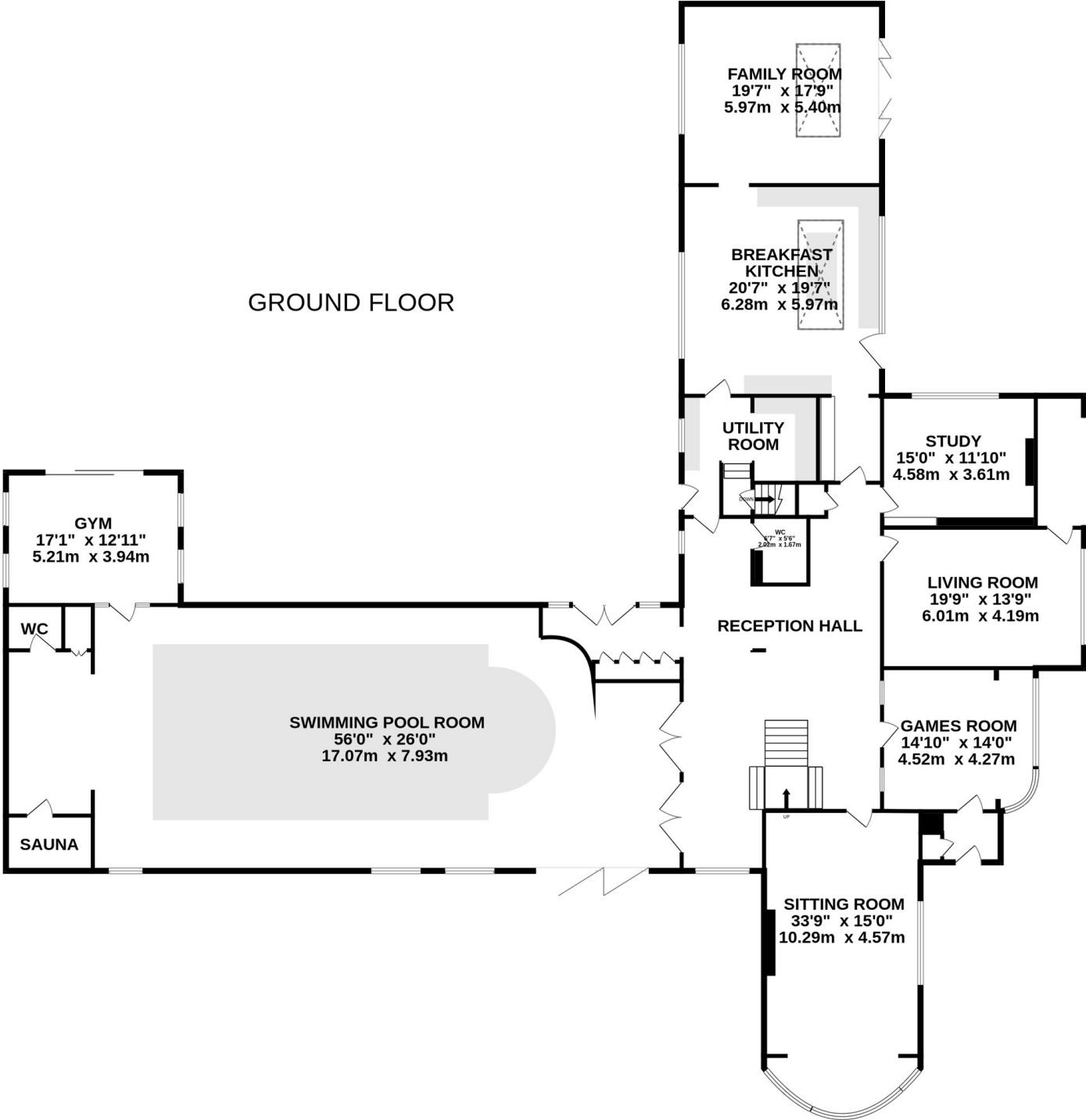


## GARAGES

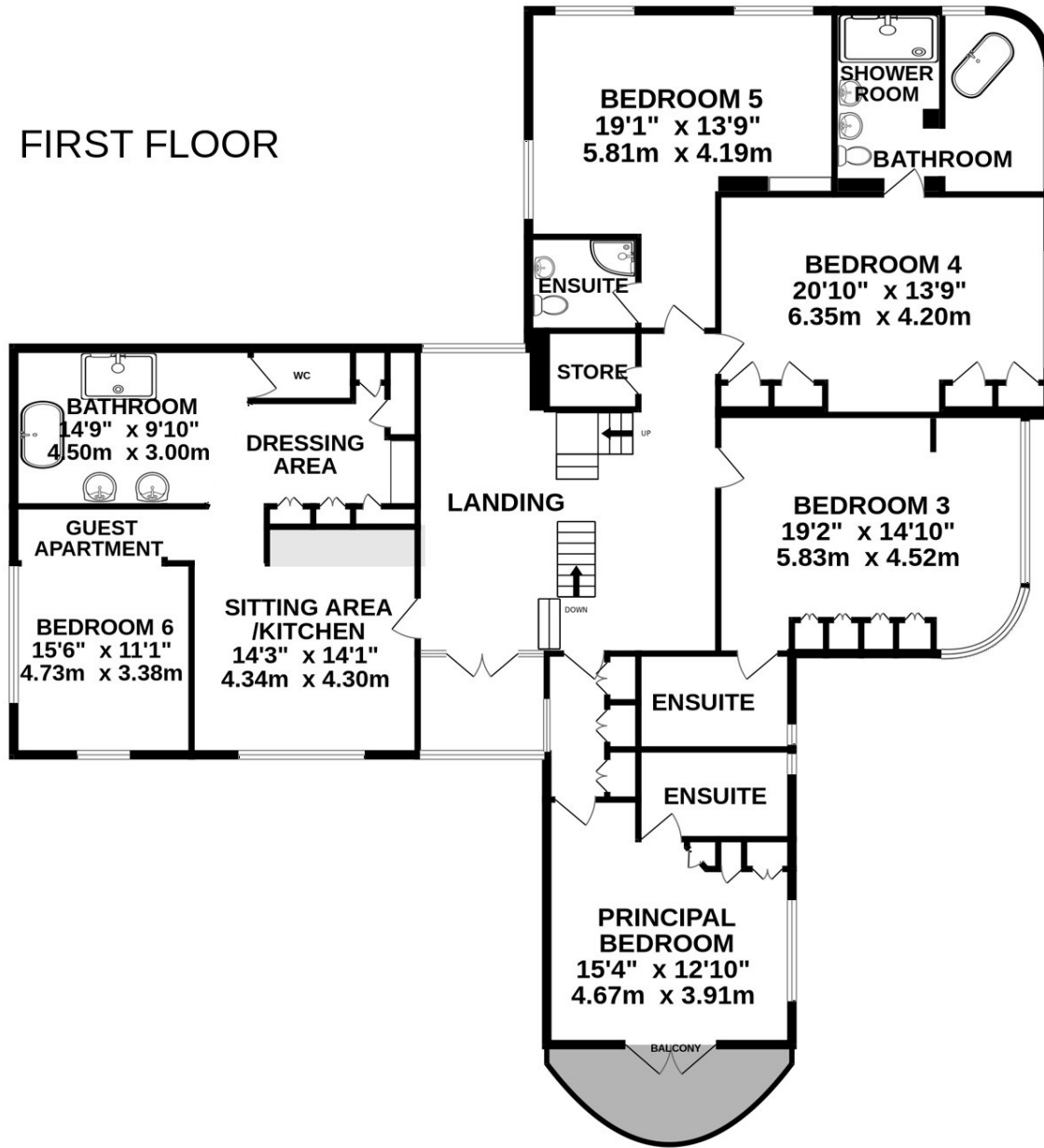




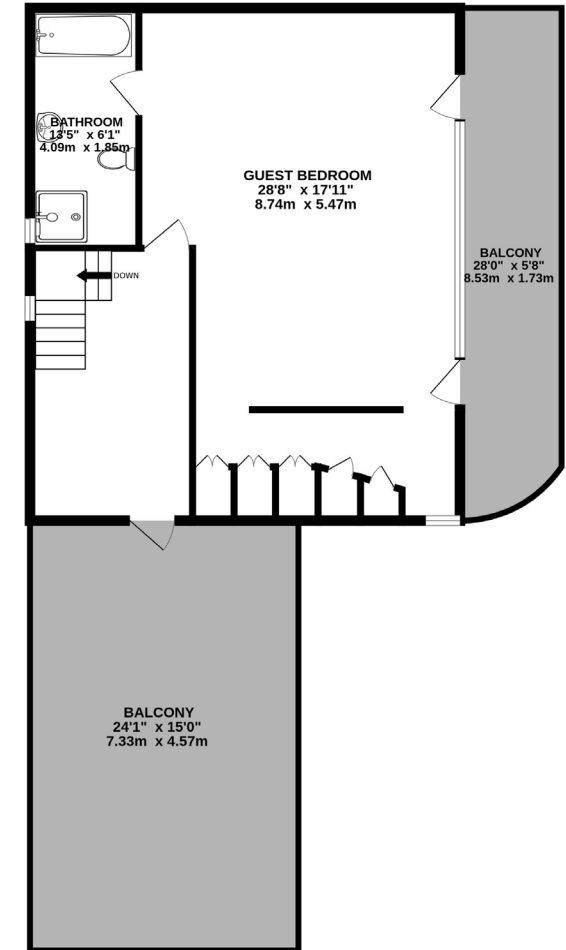
GROUND FLOOR



# FIRST FLOOR



# SECOND FLOOR











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