



29 Devonshire Place, Harrogate

£489,950 Freehold

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A charming and beautifully presented three-bedroom cottage with thoughtfully redesigned interiors, an enchanting garden frontage and an exceptional position directly overlooking Harrogate's renowned Stray, within easy walking distance of the town centre.

The current owner has undertaken a comprehensive programme of improvements, creating a stylish and carefully considered home in which considerable attention has been paid to every detail. The kitchen and bathroom have been completely redesigned, while bespoke joinery, coordinated finishes and thoughtfully chosen materials complement the original character of the cottage.

Devonshire Place occupies an enviable setting immediately opposite the open parkland of the Stray. Harrogate town centre, the railway station and an excellent selection of independent shops, cafés, restaurants and everyday amenities are all within easy reach, making this an outstanding home in one of the town's most distinctive and convenient locations.

The cottage is approached through a wrought-iron gate into a beautifully established forecourt garden, richly planted with mature shrubs, small trees and seasonal colour. To the rear is a secluded and fully enclosed courtyard garden, softened by established climbing plants and borders, with space for outdoor dining and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The entrance hall features attractive wall panelling, oak flooring and useful fitted storage beneath the staircase. From here, the accommodation opens into a superb through sitting room, dining area and kitchen, creating a wonderfully sociable living space while retaining a sense of definition between each area.

The sitting room is filled with natural light from a wide bay window, which frames the greenery of the front garden and the Stray beyond. A feature fireplace, painted ceiling beams and oak flooring add warmth and character.

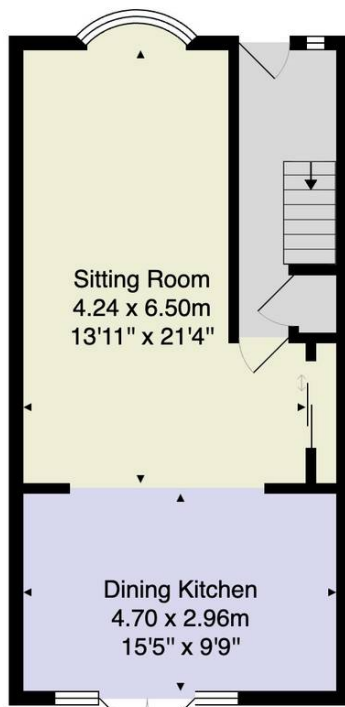
Exposed stonework leads through to the dining area and beautifully appointed kitchen. This striking part of the home sits beneath a glazed roof, allowing natural light to flood the space. The kitchen is fitted with an elegant range of painted cabinetry, extensive work surfaces and integrated appliances, complemented by distinctive marble-effect splashbacks. Bespoke banquette seating creates an attractive dining area, while glazed doors open directly onto the rear courtyard.

The first-floor landing leads to the principal bedroom, a generous and beautifully finished room with fitted wardrobes and two windows enjoying an open outlook across the Stray. Also on this floor is the third bedroom, currently arranged as a stylish home office and fitted with an extensive range of bespoke storage.

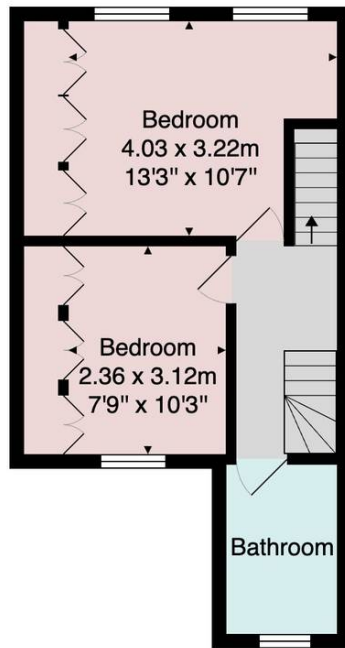
The luxurious house bathroom has been completely redesigned and finished with large-format marble-effect tiling, a walk-in shower, fitted vanity unit, brushed brass fittings and excellent built-in storage.

A further staircase rises to the top floor, which is devoted to a wonderfully characterful double bedroom. An exceptional arrangement of exposed original roof timbers forms a striking feature, while windows to two elevations bring in plenty of natural light. Thoughtfully incorporated eaves cupboards provide useful storage, and the bedroom is complemented by its own en-suite shower room.





Ground Floor



First Floor



Second Floor

Total Area: 98.9 m² ... 1065 ft²

All measurements are approximate and for display purposes only.

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