

Charnock Bates



• Harrowins Lodge • Brighthouse Road Queensbury

A ONE-OF-A-KIND PERIOD LODGE THAT COMBINES CASTLE-LIKE CHARACTER, VERSATILE LIVING, AND TIERED GARDENS

Harrowins Lodge is unlike anything else on the local market. Approached through private gates, it boasts a distinctive turret and stunning stone architecture. Originally built as the gate house to the former Harrowins Estate, this remarkable detached home immediately captures the imagination, its castle-like appearance hinting at the rich history and individuality found within.

Lovingly updated by the current owners, the property blends period charm with thoughtful modern improvements, including a newly refurbished family bathroom, updated kitchen, a relocated utility area, and a downstairs WC hidden behind a secret door. Throughout the home, impressive stone archways, winding staircases, grand fireplaces, soaring ceilings, and beautiful arched original doorways create a wonderful sense of history and grandeur, filled with charm, while large windows flood the home with natural light.

Offering flexible accommodation arranged across four floors, the home currently provides three bedrooms alongside a versatile ground-floor playroom that could equally serve as a fourth bedroom, making it well suited to growing families, multi-generational living, or those seeking adaptable space for home working. The property also offers privacy, with well-planted mature gardens and entertaining spaces split over three different levels, as well as parking for eight to 10 cars.

This property is offered to the market with no chain and would make a wonderful home for anyone who's always dreamt of owning their own castle.

GROUND FLOOR

An entrance porch provides a practical welcome, complete with a built-in bench offering useful storage for coats and shoes before stepping into the heart of the home.

KITCHEN

The kitchen combines timeless white cabinetry with warm wood-effect worktops and a breakfast bar, while a charming stone archway houses a useful storage cupboard, further highlighting the property's rich heritage. Integrated appliances include a Belling range cooker with extractor hood, Hotpoint dishwasher, Sovereign wine fridge, and microwave, creating a practical yet characterful space for everyday family life.

LOUNGE

The lounge is an inviting room where traditional features take centre stage. A cast iron fireplace provides a natural focal point, while elegant coving and wall panelling add further period character. Windows to three elevations flood the room with natural light throughout the day, creating a bright and welcoming atmosphere. One of the home's most memorable features is concealed here too – a cleverly disguised secret door, designed to appear as fitted shelving, leading through to the cloakroom.

WC/CLOAKROOM

Hidden behind this secret entrance, the WC has been beautifully finished in rich terracotta tones and includes a toilet with integrated hand basin and the winding stone staircase overhead, adding a touch of playful personality to this already distinctive home.

FOURTH BEDROOM/PLAYROOM

The large playroom offers excellent flexibility and could easily become a ground-floor fourth bedroom if required. High ceilings and a grand stone fireplace enhance its character, while French doors open into the conservatory, enveloped by views of each garden to three sides.

CONSERVATORY

Enjoying a peaceful outlook over the gardens, the conservatory benefits from one exposed stone wall that reflects the property's historic origins. French doors open directly onto the gardens, making this a lovely space to relax throughout the seasons.



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