



THE COTTAGE  
AT OAK LODGE  
— HARROGATE —







## THE COTTAGE AT OAK LODGE — HARROGATE —

*“It feels like our own little world, even though everything we need is just a short walk away.”*

There is a quiet magic to The Cottage at Oak Lodge. Originally created as the chauffeur's home for the former Oak Lodge estate, it once housed both the chauffeur and the owner's Rolls Royce, lending the building the generous proportions and distinctive character it holds today.

Despite its heritage, life at The Cottage carries a natural ease. It pairs the convenience of central Harrogate with the independence and character of a detached home, offering a considered alternative to apartment living. Situated in a quietly sheltered position, it feels both private and reassuringly secure, while its manageable gardens, ample parking and double garage bring a level of practicality unusual for such a central location.







*"It's the kind of space that slows us  
down in the best way."*



## LIGHT-FILLED WELCOME

Tucked away off one of Harrogate's most admired residential streets, the home reveals itself with gentle confidence. Warm red brick, half timbered gables and leaded windows catch the changing light, while the glass fronted conservatory forms a bright and inviting threshold. A curving brick driveway leads through shaped borders and mature planting, drawing you towards a home that balances privacy with presence.

The front door opens into a conservatory hall shaped entirely by light. The pitched glass roof rises in clean architectural lines while white timber framing and warm red brick create a balance of clarity and depth. Patterned terracotta tiles introduce colour underfoot. Several stained glass windows scatter gentle reflections throughout the day. Built-in shelving and tiled counters sit neatly within the structure, preserving its openness. Once an open-sided shelter beside the chauffeur's workspace, it now feels wholly transformed.



# THE VAULTED LIVING ROOM

A magnificent spacious vaulted living room opens with striking presence. Once the garage where the chauffeur tended the Rolls Royce, the room retains a generous volume now softened by light and height. The double height ceiling rises in smooth white planes crossed by exposed beams, while a large skylight casts gentle movement across the walls. Along one side, French doors open into the conservatory, standing where the original wide opening once stood.

At the centre, a wood burning stove stands on a raised tiled hearth, its tall flue forming the architectural heart of the room. Multiple levels create distinct spaces united by deep red fitted carpet. Beneath the mezzanine, the study area sits at a lower level with white brick walls and a built in bench tucked into the change of level. Above, the mezzanine offers a bright vantage point, its timber balustrades and skylight encouraging quiet focus or study.

*“There’s a stillness in this room that makes every hour feel well spent.”*







*"It makes every dinner feel memorable, no matter how simple the meal."*



## THE ROOM OF WARM COMPANY

The dining room carries an elegant sense of tradition. A rich red ceiling draws the eye upward, balanced by crisp white cornicing. Daylight settles through windows overlooking the garden and conservatory. A cast iron fireplace with decorative tiles forms a striking focal point, while built-in cabinetry blends with the surrounding woodwork. The space feels composed and welcoming.



## WHERE MORNING BEGINS

The kitchen has the timeless simplicity of a Shaker design. Soft cream cabinetry runs in uninterrupted lines while wood effect worktops add natural warmth. Patterned tiled splashbacks lend a subtle flourish. Two windows brighten the room throughout the day. A glazed dresser settles within the scheme and an integrated dishwasher keeps the space ordered. A traditional SMEG oven sits below an electric hob. Oak flooring brings depth underfoot and pendant lighting offers a soft evening glow.



*"This is always the hub. Everyone  
ends up here no matter where the  
evening begins."*







## THE PRINCIPAL BEDROOM

The principal bedroom rests along the upper landing in the original east wing, where rooflines ease into gentle slopes that create quiet alcoves. Its wide window opens over the mature garden, where seasonal planting adds privacy and shifting colour. Decorative peacock patterned wallpaper adds refined character, while fitted wardrobes sit within warm timber panelling. A traditional fireplace with peacock inspired detailing adds a heritage note. The room feels like a private sanctuary.

*"It always feels like a gentle retreat where the morning light drifts in from the garden."*



## REST AND RENEWAL IN THE EAVES

Beneath the eaves, this gentle pair of rooms continues the east wing. The bedroom feels cocoon like, with soft light filtering through a side window toward boundary trees and greenery. Cream carpet warms each step, complementing sloped ceilings and calm walls.

Beyond it, the bathroom sits beneath the roofline, offering a quiet moment in the day. Light falls through the skylight across warm cork panelled walls, while the fitted alcove above the bath adds simple architectural charm. A ceramic basin, traditional taps and WC complete the room's timeless ease.







*“We love how naturally separate  
this space feels. It’s private  
without feeling distant.”*



## THE WEST WING

A recent extension to the cottage, the west wing offers versatile additional space comprising a ground floor snug or double bedroom with ensuite, plus a private double bedroom above.

The ground floor room rests in a peaceful corner of the home. Soft neutral tones create a gentle backdrop while oak flooring adds warmth. A wide window frames evergreens outside. The adjoining bathroom is finished in a natural palette with painted panelling, curved corner shower, WC and high set window for daylight and privacy.

Reached by its own staircase, the upper double bedroom has a gentle sense of seclusion. Soft rooflines shape the space and low set windows frame the treetops. Two decorative faux leaded panels add colour and interest to the walls, creating a peaceful hideaway for guests, older children or anyone seeking privacy.



# THE GARDEN OF GENTLE STRUCTURE

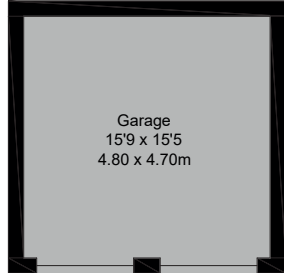
The easy to maintain garden unfolds as a series of calm, beautifully arranged spaces. Box hedging shapes the layout into soft geometric forms while gravel paths and brick paving guide you through pockets of seasonal planting. Mature evergreens rise at the boundary, adding enclosure and privacy. A terrace beside the conservatory catches the afternoon light, offering a gentle place to pause or dine outdoors. The block paved driveway blends seamlessly and provides plentiful off-street parking together with a detached double garage complete with power and an additional secure outbuilding.

*“It always feels like a sanctuary out here, calm and surprisingly private for somewhere so central.”*

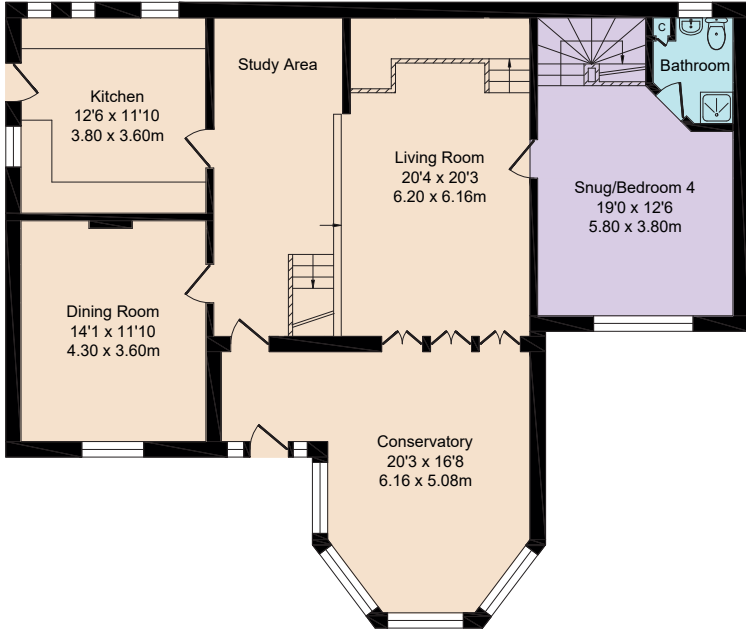




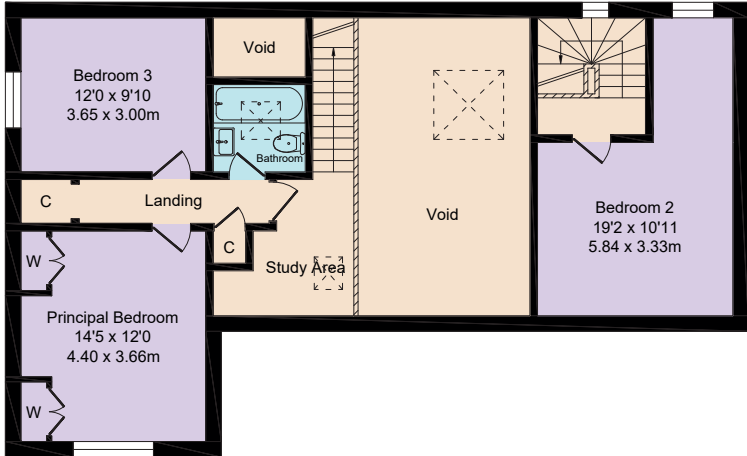
Total Approx. Floor Area 2229 Sq.ft. (207.1 Sq.M.)  
(Excluding Void)



Garage  
Approx. Floor Area 242 Sq.Ft (22.5 Sq.M.)



Ground Floor  
Approx. Floor Area 1251 Sq.Ft (116.2 Sq.M.)



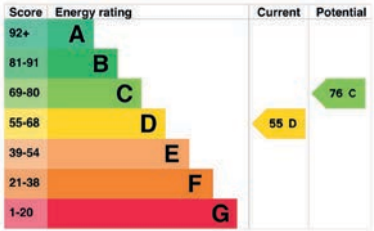
First Floor  
Approx. Floor Area 736 Sq.Ft (68.4 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

FINER DETAILS

- Detached period home
- 3 or 4 bedrooms
- 2 bathrooms
- 3 or 4 reception rooms
- Double-height vaulted living space with study spaces

- Private driveway
- Double garage
- Landscaped garden with terrace and seating areas
- Tucked away off popular Cold Bath Road
- Easy walking distance to Harrogate town centre
- All mains services



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:  
Co-op on Otley Road (2 min walk); Sainsbury's (5 min walk)



CHEMIST:  
Well Pharmacy (5 min walk); Day Lewis Pharmacy (5 min drive)



PLACES TO EAT:  
Spoilt for choice within 5 min walk: The Italian Connection, Pranzo & Stuzzi are some of our favourites



WALK:  
Valley Gardens; Harrogate Harlow Carr & Birk Crag Loop



PUB:  
Charlie's Place (2 min walk); Cold Bath Brewing Co (5 min drive)



GYM:  
David Lloyd (5 min drive)



POI:  
RHS Gardens, Valley Gardens & Royal Pump Room Museum



LOCAL SCHOOLS:  
Western Primary (Outstanding); Brackenfield School (Private); Harrogate Grammar (Outstanding) - all within 5-15 min walk



PUBLIC TRANSPORT:  
Bus: services run regularly into Harrogate, Wetherby & Harewood (3 min walk). Train: Leeds, York & direct to London (5 min drive)





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The Cottage at Oak Lodge, Manor Road, Harrogate HG2 0HP

*presented by*



WHAT3WORDS: [softly.goat.swan](https://www.what3words.com/softlygoatswan)

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