



VIKING LODGE

BREARTON | HARROGATE | NORTH YORKSHIRE | HG3 3BX

Occupying a delightful position on the edge of this highly regarded village of Brearton, Viking Lodge is a beautifully presented detached family home enjoying an exceptional rural setting with far-reaching views across the surrounding countryside. Offering light and spacious accommodation, the property combines the comforts of modern family living with the space and flexibility often sought in a country home.

The internal accommodation has been beautifully maintained and enhanced by the current owner to provide a stylish and welcoming living environment, with well-proportioned rooms, an abundance of natural light and a high standard of finishes throughout. At the heart of the home are the impressive open plan reception rooms and living kitchen perfectly suited to modern family life and entertaining, providing flexibility for both formal and informal living.

The bedroom accommodation is equally impressive, centred around a generous principal suite, with further well-appointed bedrooms and contemporary bathroom facilities serving the remainder of the house. Throughout, quality fixtures and fittings sit comfortably alongside practical family-focused design, creating a home that is both elegant and highly functional.

Set within expansive and mature gardens and grounds approaching 1.5 acres, Viking Lodge enjoys a wonderful sense of privacy and seclusion whilst remaining within easy reach of Harrogate, Ripon and the surrounding road network. The property is complemented by an excellent range of outbuildings including a substantial detached garage, stable, tack room, workshop and garden store, together with adjoining paddock land, making it ideal for those with equestrian interests, hobbies, home-working requirements or simply a desire for additional outdoor space.

The stunning gardens wrap around the property and provide an attractive backdrop throughout the seasons, whilst the adjoining paddock and uninterrupted countryside views create a setting that is increasingly difficult to find.

Viking Lodge represents a rare opportunity to acquire a substantial village home offering exceptional versatility, high-quality accommodation and an enviable lifestyle in one of North Yorkshire's most attractive rural settings.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Snug
- Living kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

EXTERIOR

- Extensive gardens and grounds
- Courtyard garden
- Sitting and dining terraces
- Off road parking
- Detached double garage
- Workshop
- Stables
- Tack room
- Garden store
- Enclosed paddock land





The L shaped sitting room is a particularly impressive reception space enjoying an abundance of natural light from windows overlooking the front gardens together with glazed doors opening directly onto the rear terrace. Beautifully proportioned and finished in a contemporary style, the room offers excellent versatility for both everyday family living and entertaining.

A handsome timber fireplace with polished stone hearth forms an attractive focal point, whilst the light ash flooring and soft neutral décor enhance the bright and airy atmosphere.

The generous dimensions comfortably accommodate a range of seating arrangements and create a seamless flow through to the adjoining dining room, reinforcing the sociable nature of the accommodation.

French doors provide a lovely connection to the gardens beyond, allowing the room to be enjoyed throughout the seasons and making it an ideal space for both relaxation and entertaining.





The dining room is a particularly striking reception space, designed to make the most of the garden setting, the room enjoys an abundance of natural light through an impressive range of floor-to-ceiling windows and glazed doors, which frame attractive views across the beautifully landscaped gardens and provide direct access onto the adjoining terrace.

The elegant glazed surround creates an almost garden-room feel, allowing the outside to be enjoyed throughout the seasons.

Finished with light ash flooring and contemporary décor, the room provides a superb setting for both formal entertaining and family gatherings, comfortably accommodating a large dining table whilst maintaining a bright and airy atmosphere.

Open to the adjoining sitting room and conveniently positioned alongside the living kitchen, the dining room forms an integral part of the home's sociable layout, creating a seamless flow between the principal reception areas.



Accessed off the sitting room, the snug provides a charming and versatile additional reception room, perfectly suited as a cosy sitting room, television room, reading room or home office. Enjoying a dual aspect with windows overlooking the front and side gardens, it is bathed in natural light throughout the day whilst retaining a warm and intimate atmosphere. Well-proportioned and thoughtfully positioned away from the principal reception areas, the snug offers valuable flexibility, making it ideally suited to the demands of modern family living.



Viking Lodge, Brearton, HG3 3BX

Approximate Gross Internal Area
 Ground Floor = 1412 sq ft / 131.2 sq m
 First Floor = 973 sq ft / 90.4 sq m
 Outbuildings = 948 sq ft / 88.1 sq m
 (Including Garage)
 Total = 3333 sq ft / 309.7 sq m



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



The open-plan living kitchen provides an excellent informal living and entertaining space, designed with modern lifestyles in mind and enjoying a wonderful connection to the gardens through an impressive wall of bi-folding doors opening directly onto the terrace.

The kitchen is fitted with a contemporary range of high-gloss cabinetry complemented by extensive timber-effect work surfaces and a substantial central island incorporating an integrated dishwasher and induction hob with feature ceiling-mounted extractor above. A comprehensive range of integrated appliances includes twin ovens, microwave, warming drawer and concealed storage, whilst a large picture window above the sink enjoys attractive views across the surrounding grounds.

The adjoining living area offers an ideal setting for everyday family life, with ample space for informal dining and comfortable seating. Oak flooring runs throughout, recessed ceiling lighting enhances the contemporary feel, and the neutral décor allows the garden outlook to take centre stage. The bi-folding doors flood the room with natural light and provide a seamless transition onto the terrace, making it particularly well suited to entertaining during the summer months.

Conveniently positioned adjacent to the dining room and complemented by a useful utility room, this stylish and versatile space provides a practical extension to the principal living accommodation whilst enjoying a delightful outlook across the landscaped gardens and grounds beyond.

A fitted utility room/laundry, providing additional storage and appliance space, is accessed directly from the kitchen and further enhances the practicality of the accommodation.





FIRST FLOOR

The principal bedroom suite provides an impressive and generously proportioned retreat, enjoying attractive views across the gardens and surrounding countryside. Beautifully presented throughout, the room combines a sense of space with a calm and relaxing atmosphere, enhanced by a vaulted ceiling, extensive glazing and an abundance of natural light.

Approached via a dedicated dressing room, fitted with an extensive range of bespoke wardrobes and storage, the suite offers a practical and well-designed arrangement with ample space for clothing and personal storage. Beyond, the principal bedroom provides a spacious and tranquil setting with room for additional seating and enjoys delightful views over the surrounding grounds.

The en-suite bathroom has been finished to a high specification with a stylish suite comprising a freestanding bath, large walk-in shower enclosure, wash hand basin and WC. Complemented by elegant tiling, recessed display niches and roof lights that flood the room with natural light.



The guest bedroom is a spacious and well-presented double room, enjoying a pleasant outlook over the surrounding gardens and neighbouring stone-built properties. Finished in a neutral colour palette, the room provides a bright and comfortable environment ideally suited to family members or visiting guests.

Benefiting from fitted wardrobe storage and ample space for additional bedroom furniture, the room offers practical and versatile accommodation whilst retaining a light and airy feel. A large window allows for excellent levels of natural light throughout the day, enhancing the welcoming atmosphere.

The bedroom is further complemented by its own contemporary en-suite shower room, fitted with a walk-in shower enclosure, wash hand basin and WC, all finished with attractive wall tiling and a frosted window providing both natural light and privacy. Together, the bedroom and en-suite create a comfortable guest suite, offering an excellent degree of independence and convenience for visitors.





Two further bedrooms provide comfortable and versatile accommodation, both enjoying pleasant views over the surrounding gardens and countryside beyond. Each room benefits from fitted wardrobe storage, offering excellent practicality whilst retaining ample space for freestanding furniture. Finished in neutral tones, both bedrooms are bright and welcoming, making them equally suited to family living, guest accommodation or home-working requirements.

These bedrooms are served by a stylish and contemporary house bathroom, appointed to a high standard with a freestanding bath positioned beneath a rainfall shower, twin wash hand basins set within a vanity unit, and a low-level WC. Complemented by extensive wall tiling, recessed display niches, illuminated mirror detailing and a heated towel rail, the bathroom provides a well-designed and luxurious space for everyday use.



GARDENS AND GROUNDS

Viking Lodge is approached via a gravelled driveway which provides off-road parking and turning space for several vehicles. The driveway serves the house, detached garage and ancillary outbuildings, creating a practical and welcoming arrival. To the front, the property is framed by attractive landscaped gardens with well-stocked borders, ornamental planting and a paved pathway leading to the principal entrance.

To the side of the house stands a detached garage with adjoining workshop/store, providing excellent storage and further flexibility for hobbies, gardening equipment or workshop use. The generous parking provision and outbuildings complement the practicality of the property and are particularly well suited to family life.

The principal gardens lie to the rear and are undoubtedly one of the property's most impressive features. Skilfully designed and beautifully established over many years, they provide a wonderful setting for the house whilst enjoying a high degree of privacy and far-reaching views across the surrounding countryside. Extensive areas of manicured lawn are interspersed with an abundance of mature trees, specimen shrubs and deep herbaceous borders, creating colour and interest throughout the seasons.

A network of meandering pathways leads through the gardens, passing ornamental planting, shaped topiary, water features and secluded seating areas. Adjacent to the house, paved terraces provide ideal spaces for outdoor dining and entertaining, whilst the reception rooms and living kitchen enjoy a seamless connection with the outside space.

Beyond the formal gardens, the outlook extends across the adjoining paddock land and surrounding countryside, reinforcing the property's enviable semi-rural setting. The gardens combine the scale and maturity often associated with a country house whilst remaining manageable and exceptionally well maintained, offering a peaceful and picturesque environment to be enjoyed throughout the year.





The sheltered courtyard garden provides a wonderfully private and intimate outdoor space, perfectly positioned to enjoy the sunshine throughout the day. Enclosed by attractive stone walls and mature planting, this charming area has a distinctly Mediterranean feel, enhanced by a mature palm tree, climbing roses and a variety of established shrubs and perennials.

The expansive stone-flagged terrace, provides an ideal setting for outdoor dining, entertaining and relaxation, with direct access from the house. Ornamental stonework, decorative tiled seating and an attractive arched feature add character and interest, creating a garden that is both visually appealing and highly functional.

Beautifully sheltered and enclosed, the courtyard offers a peaceful extension of the living accommodation and a delightful place to enjoy al fresco dining, morning coffee or evening drinks in complete comfort. From here, pathways and openings lead seamlessly through to the principal gardens beyond, allowing the courtyard to connect naturally the wider grounds and providing a charming contrast to the more expansive landscaped gardens beyond.





A particular feature of the property is the detached stable block, constructed in stone beneath a pitched tiled roof and positioned adjacent to the paddock land. The building provides versatile ancillary accommodation comprising a stable, together with a separate tack room and workshop/store, all accessed independently via traditional timber doors.

The stable block offers potential for a variety of uses, whether associated with equestrian pursuits, hobby farming, storage or general workshop space, subject to individual requirements. The adjoining hardstanding provides ample space for manoeuvring, trailer parking and additional storage, whilst a gated access point connects directly to the paddock beyond.

Complementing the property's paddock land and rural setting, the stable block enhances the property's appeal for those with equestrian interests, whilst also providing practical and flexible outbuildings that are increasingly difficult to find in residential properties of this nature.



Beyond the principal gardens lies the property's paddock land, which represents a particularly valuable and increasingly rare feature. Extending to the rear of the house, the paddock provides a generous area of grazing land enclosed by mature hedgerows and established trees, creating a natural and picturesque setting.

Directly adjoining the gardens, the paddock allows owners to enjoy a seamless connection between the residential grounds and the wider landscape whilst taking full advantage of the property's rural position. The land is ideally suited to equestrian use, the keeping of livestock or simply those seeking additional amenity land and outdoor space.

A significant advantage is the independent vehicular access available from the rear, providing convenient entry directly into the paddock without the need to pass through the principal gardens. Enjoying far-reaching views across the gently rolling countryside, the paddock contributes significantly to the property's overall appeal, offering a wonderful sense of space, privacy and connection with the surrounding rural landscape.





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.



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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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