



Willow Lodge Hollins Mews, Harrogate

£425,000 Offers Over

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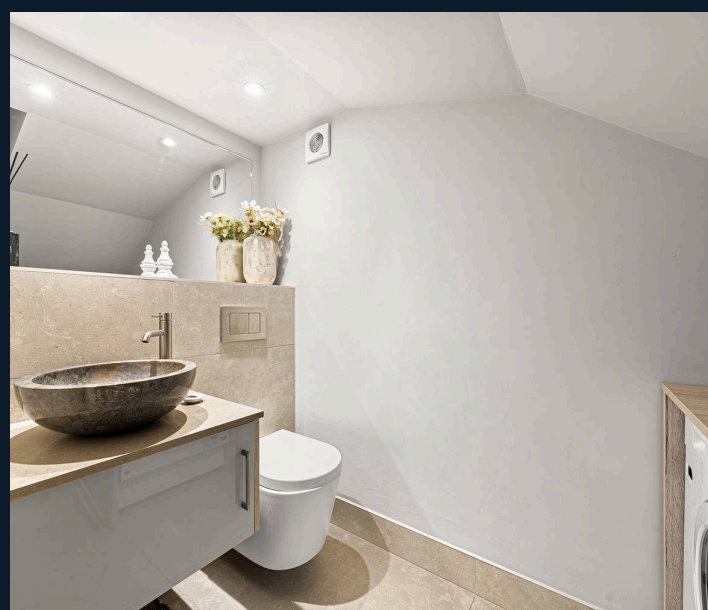
Willow Lodge is an exceptional two-bedroom detached stone-built cottage occupying a discreet position on Hollins Mews, a quiet backstreet close to the heart of Harrogate. Completed approximately two and a half years ago as an individual, one-off development, Willow Lodge has been constructed and finished to an outstanding standard throughout, offering beautifully appointed contemporary accommodation. With an impressive B-rated EPC, air-source heat pump, and a private courtyard garden, this is a particularly appealing and energy-efficient modern home. The ground floor is arranged as one impressive open-plan living space, extending to approximately 23 feet in length and incorporating the kitchen, dining and sitting areas. This beautifully proportioned room provides a superb environment for both everyday living and entertaining, with large windows to the front and glazed bi-folding doors opening directly onto the private rear courtyard garden.

OUTSIDE Willow Lodge has an appealing stone-built exterior with a slate roof and attractive detailing, reflecting the quality of its individual design and construction. To the rear is a delightful private courtyard garden, accessed directly from the open-plan living accommodation through glazed bi-folding doors. The courtyard is principally paved in natural stone, with raised planting beds and timber fencing providing an attractive and enclosed setting. The space is ideal for outdoor dining and entertaining, offering a pleasant extension of the ground-floor living accommodation whilst requiring relatively little maintenance. **LOCATION** Hollins Mews enjoys a peaceful, tucked-away setting within easy walking distance of Harrogate's excellent selection of independent shops, cafés, restaurants, and everyday amenities. The beautiful Valley Gardens and the town's leisure facilities are readily accessible, whilst Harrogate railway station provides regular services to Leeds, York, and the wider region.

Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B



The kitchen has been fitted with an attractive range of contemporary wood-effect cabinetry complemented by sleek work surfaces, integrated appliances and a central island providing additional storage, preparation space, and informal seating. The cabinetry incorporates a bank of full-height units, whilst attractive lighting and large-format floor tiles contribute to the excellent overall finish. The kitchen flows naturally into the dining area, positioned alongside the glazed doors overlooking the courtyard, whilst the sitting area provides ample space for comfortable seating and additional furniture. The open-plan arrangement works particularly well, creating a sociable and versatile living environment without compromising on the individual functions of each area. Also on the ground floor is a separate WC which doubles as a utility area, incorporating space for laundry appliances within the same room. This practical arrangement keeps laundry facilities separate from the open-plan living accommodation without the need for an additional utility room. A staircase leads to the first-floor landing, from which there are two generous double bedrooms and the house shower room. Both bedrooms are beautifully presented, with attractive timber flooring and excellent natural light. The principal bedroom is a particularly spacious room, extending to approximately 15 feet in length, whilst the second bedroom is another well-proportioned double room benefiting from fitted wardrobes. The luxurious house shower room has been finished to an exceptional standard, featuring attractive marble-effect tiling, a large walk-in shower enclosure with contemporary fittings, a wall-hung WC and a stylish washbasin set upon a floating vanity unit. A roof window provides excellent natural light, whilst electric underfloor heating and a heated towel rail complete this superb room.

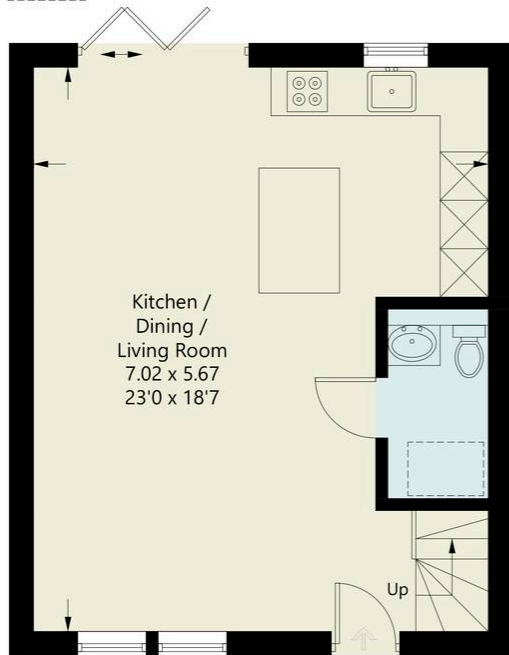


Hollins Mews, Harrogate, HG1

Main= 73.9 sq m / 795 sq ft
Limited Use Area = 5.6 sq m / 60 sq ft
Total = 79.5 sq m / 855 sq ft

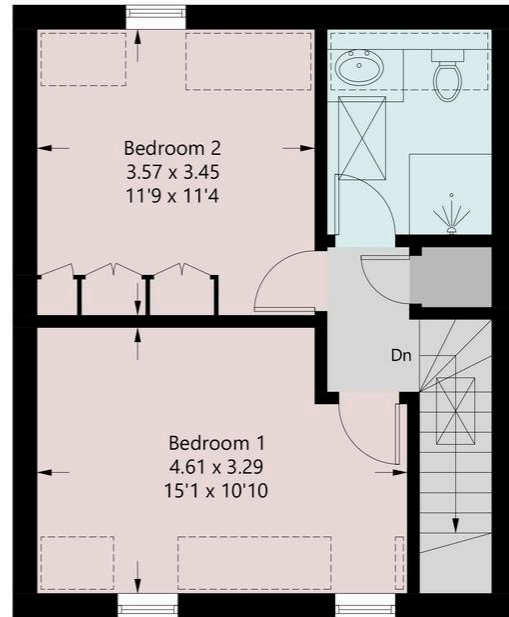


 = Reduced headroom below 1.5m / 5'0



Ground Floor

IN



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Pursuant to RICS property measurement 2nd edition
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