

A light purple background with a delicate, repeating pattern of clematis flowers and leaves in a slightly darker shade of purple. The flowers are multi-petaled and have a central cluster of stamens. The leaves are heart-shaped with serrated edges.

CLEMATIS HOUSE

CHURCH SQUARE | HARROGATE

Where Heritage Meets Light & Calm

Tucked within one of Harrogate's most graceful conservation areas, Clematis House is a beautifully balanced three-bedroom stone-built town residence, completed in 1992 and refined with quiet precision ever since. Though modern in build, it captures the elegance of a traditional townhouse, its period detailing sitting effortlessly among the Georgian and Victorian façades of Church Square. From its position overlooking The Stray – two hundred acres of protected parkland owned by the Duchy of Lancaster – the outlook is one of open green and unbroken sky. Church Square takes its name from nearby Christ Church, Harrogate's first church, built in the mid-1700s when visitors began to arrive for the town's celebrated spa waters. Here, history lingers softly in the air, yet Clematis House feels distinctly present – light-filled, graceful and quietly contemporary. This is a home defined by balance and calm. Each floor reveals thoughtful craftsmanship from Stephen Neall Interiors, elegant proportions and the natural serenity of The Stray beyond. It's a place where light moves gently through the day, where refinement meets ease, and where every moment feels a little slower, softer and more considered.

“It's a place that always feels calm,
no matter what's happening outside
– that's what we'll miss most.”



A Graceful Welcome

A neat forecourt garden frames the entrance. The front door opens to a bright porch, where glass-panelled double doors lead into the living room, their panes allowing light to flow softly between spaces. Decorative coving above the doorway hints at the refined detailing that continues throughout. Inside, the living room balances classic style with comfort. A polished black-granite fireplace with a chrome inset and living-flame gas fire forms the focal point. A front-facing sash window draws daylight from The Stray while the soft green carpet and high ceilings create a feeling of space and composure.



“When the fire’s lit and the light fades, the whole room seems to glow – it’s where the day slows down.”



“We love stepping out
with a glass of wine as
the sun moves round.
It feels like our own
little slice of sky.”



The Heart of the Home

Steps rise to the open-plan kitchen and dining area – the natural gathering place of the home. Created by Stephen Neall Interiors, it combines white cabinetry with grey quartz worktops, aqua-blue tiled splashbacks and recessed lighting. A Smeg Opera dual-fuel range and Quooker boiling-water tap add function and finesse, while warm wood-style flooring grounds the space. There is room for a small breakfast table beside the sliding doors that open to a covered balcony – a sheltered spot for morning coffee or late-afternoon light.





In the dining area, coving frames the pendant lights, adding a classic touch. The layout encourages easy movement between cooking and entertaining, with generous proportions for shared meals and conversation. Though open-plan, the floor feels cleverly zoned, creating distinct areas for living and dining without losing flow.





Practical Beauty Below

The lower-ground floor introduces practical ease. A hallway with black-and-white checkboard flooring links the garage, guest WC and utility room. There is space for both washing machine and dryer beside a stainless-steel sink, and a stable-style door opens to the courtyard for light and fresh air. The integrated garage with electric door and internal access provides rare convenience for such a central location. The setting offers a private garage, secure gated parking within the shared courtyard and residents' parking to the front – all within walking distance of the town centre and railway station.

A Front-Row Seat to The Stray

On the first floor, a dual-purpose room – originally designed as a spacious double bedroom – is now enjoyed as a formal sitting room. Oak flooring gleams beneath tall ceilings, and coving frames the light fitting. Twin sash windows open onto panoramic views of The Stray, where the park's green stretches into soft autumn golds as the seasons turn. The atmosphere is calm, elegant and endlessly connected to the landscape.



“Sometimes I just sit here and watch the clouds drift across The Stray and the colours change with the seasons. It’s wonderfully peaceful.”

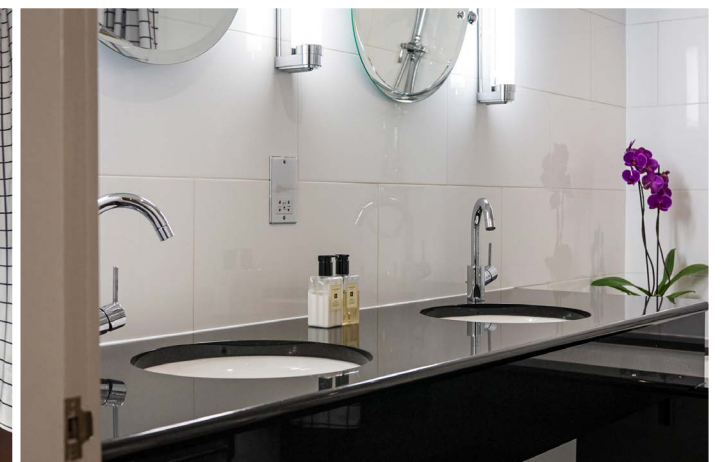
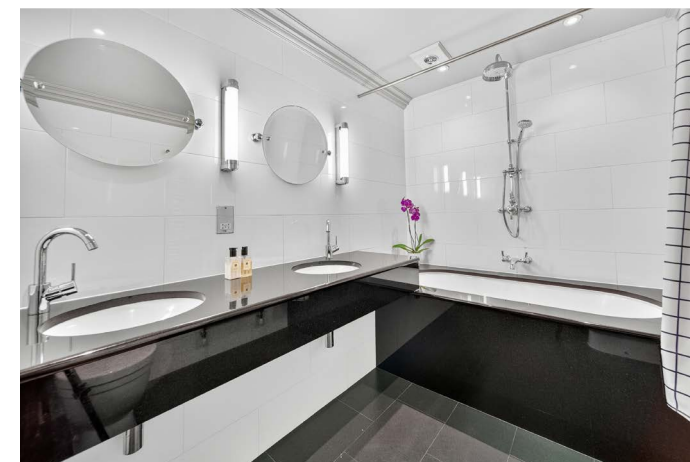


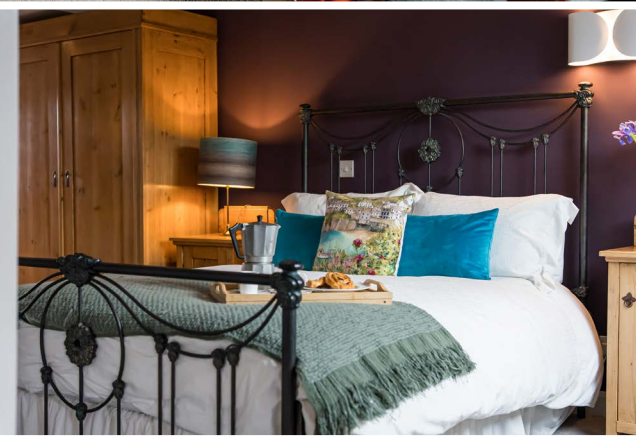
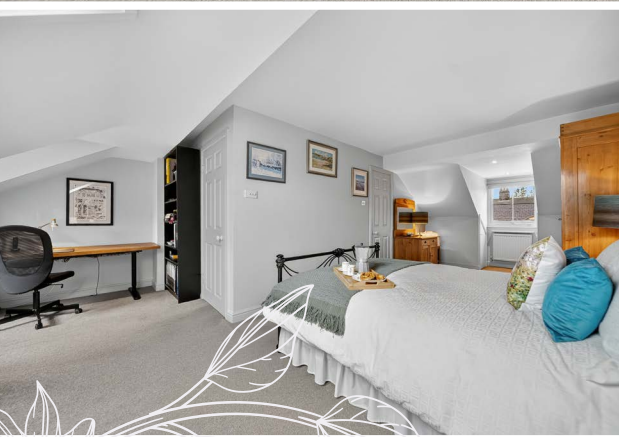
Everyday Indulgence

To the rear of the first floor, a double bedroom offers a sense of quiet calm. Light settles softly across the walls and deep carpet, while built-in wardrobes by Stephen Neall span two sides with tailored precision. The muted tones and balanced proportions create a restful space – perfect for slow mornings or tranquil evenings. Also on this floor, the main bathroom by Stephen Neall Interiors brings everyday luxury. White gloss tiles meet dark quartz-style surfaces, with twin under-mounted basins set into the polished countertop. A deep Kaldewei steel-enamel bath with a Perrin and Rowe rainfall shower adds a touch of indulgence, while chrome fittings and Amtico flooring complete the refined composition.



“It’s always calm in here – everything has its place and it’s lovely to wake up to the soft morning light.”





A Private Haven Above

The top floor forms a peaceful suite beneath gently sloping ceilings, equally suited as a principal or guest suite. Gentle tones of grey carpet and the clean roofline create a sense of stillness. Natural light pours in from a front Velux and both front and rear dormer windows, illuminating the space from two sides. From the front, the view sweeps across The Stray, the sky changing from soft morning blue to deep evening amber. Clever under-eaves storage keeps the room open and uncluttered. The en-suite shower room follows the same elegant style as the main bathroom, with matching tiling and fixtures. Perrin and Rowe fittings, Duravit ceramics and Amtico flooring continue the home's theme of understated quality.

“Up here it feels like another world – peaceful, bright and completely private.”





A Courtyard of Calm

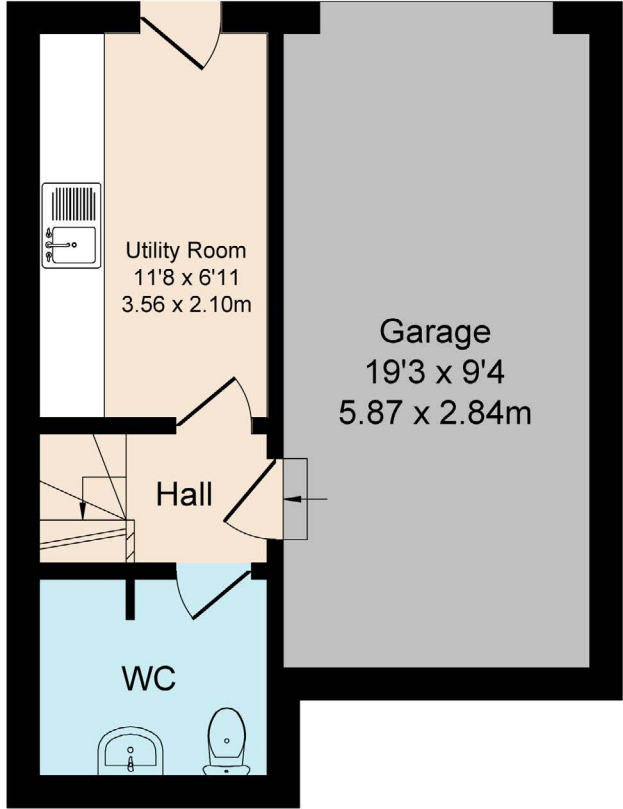
Outside, Clematis House is framed by thoughtful design. Electric rear gates open to a shared walled courtyard, creating a quiet and private approach. Each home enjoys a small paved patio, perfect for a morning coffee, and a brick driveway in front of the garage provides easy access and secure parking – a rare advantage so close to Harrogate’s centre. While the outdoor space is modest, it’s ideal for those seeking a lock-up-and-go lifestyle – an alternative to apartment living with the rare benefit of both privacy and practicality. Here, convenience meets calm, surrounded by as much open green space as one could wish for, with The Stray stretching out just beyond the doorstep.

“We love coming home at night – the courtyard lights up and everything feels safe and welcoming.”



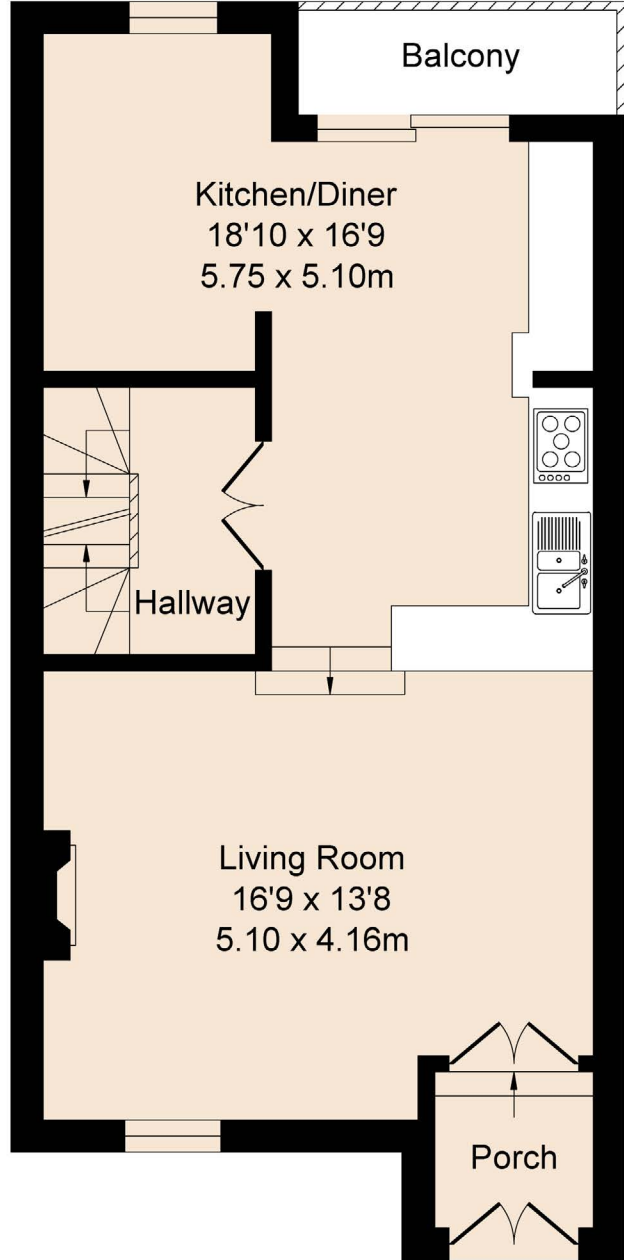
Basement

Approx. Floor
Area 344 Sq.Ft
(32.0 Sq.M.)



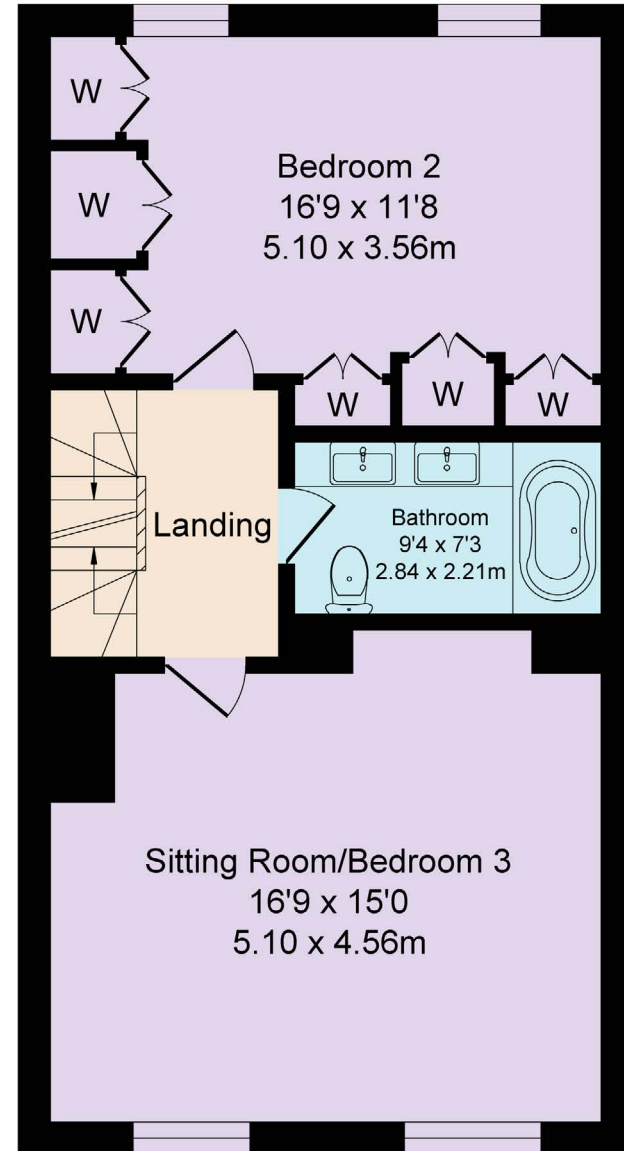
Ground Floor

Approx. Floor
Area 535 Sq.Ft
(49.7 Sq.M.)



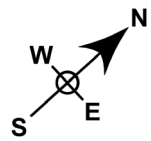
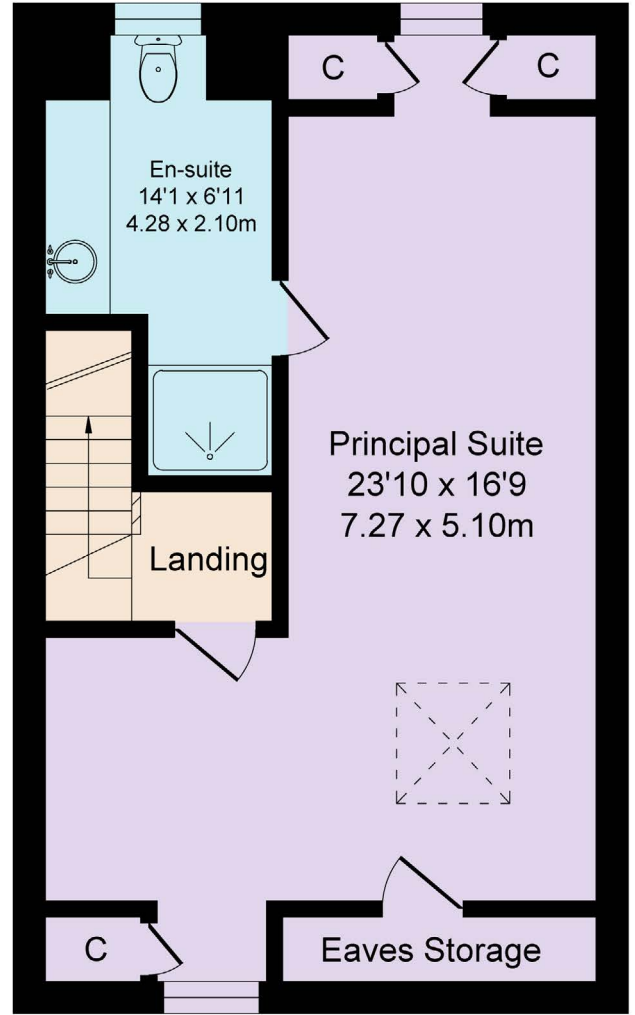
First Floor

Approx. Floor
Area 552 Sq.Ft
(51.3 Sq.M.)

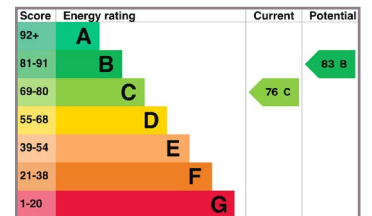


Second Floor

Approx. Floor
Area 456 Sq.Ft
(42.4 Sq.M.)



Total Approx. Floor Area 1887 Sq.ft. (175.4 Sq.M.)



Finer Details

- Modern town house with period styling
- 3 bedrooms
- 2 bathrooms
- Open-plan living kitchen diner
- Private balcony with rear aspect
- Gated off-street parking & integral garage
- Beautiful views overlooking The Stray
- Ideal lock up and go second home
- Walking distance to town centre amenities
- All mains services

Ask the Owners

Where do you go when you need...



TAKEAWAYS

Taste of China (2 min walk)
Oliver's Fish & Chips (5 min drive)



PLACES TO EAT

Farmhouse for breakfast or lunch (15 min walk); Rhubarb for fine dining (5 min drive); Fisk for seafood (7 min drive)



PINT OF MILK

One Stop on Skipton Road (2 min drive)
or Co-op (9 min Walk)



SCHOOLS

Primary: Willow Tree or Grove Road (2 min drive)
Secondary: St Aidan's C of E High School (15 min walk)



CHEMIST

Cohens Chemist or Well Pharmacy (5-10 min walk)



PUBLIC TRANSPORT

Bus: services run regularly into Harrogate, Wetherby & Harewood (3 min walk). Train: Leeds, York & direct to London (2 min drive)



BEST WALK

From the doorstep there's The Stray or from Valley Gardens to RHS Harlow Carr is lovely. Further afield, we love the Yorkshire Dales (25 min drive).



LOCAL PUB

The Mucky Duck (7 min walk)
Harrogate Tap (15 min walk)



LOCAL PLACES OF INTEREST

Royal Hall, Harrogate Theatre & Yorkshire Showground (Great Yorkshire Show) are all within a 5 minute drive.



GYM

PureGym or F45 (5 min drive)

CLEMATIS HOUSE

Clematis House, 13 Church Square, Harrogate, HG1 4SP



WHAT3WORDS: ///joined.await.nurse



— Quintessentially Different —

To view Clematis House

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