



1a The Mews, Princes Villa Road, Harrogate

£675,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



An attractive stone-built semi-detached coach house with cobbled courtyard, garage and separate stable building, providing spacious and flexible accommodation and situated in this superb town-centre position on the edge of the famous Harrogate Stray.

This unique property, understood to date from approximately 1800, provides spacious and well-presented accommodation. On the first floor there is a superb open-plan kitchen and dining area with vaulted ceiling, together with a separate sitting room with bay window and open fire. There is also the main bedroom and shower room. Downstairs, there are two further good-sized bedrooms and a bathroom. A cobbled courtyard provides ample off-road parking and outdoor sitting area and there is access to the large garage, which has huge potential for further development, subject to obtaining the necessary consents. There is also a separate stable block providing useful storage space and access to a further small outside area to the rear of the property.

The property is situated in this desirable location within Harrogate town centre, within a few minutes' walk of the excellent amenities within the town, including shops, bars, restaurants and railway station. At the end of the road is Harrogate's famous 200-acre Stray.



GROUND FLOOR

RECEPTION HALL A reception hallway with large storage cupboard.

BEDROOM 2 A double bedroom with wood-panelled walls.

BATHROOM A white suite comprising WC, washbasin and bath with shower above. Heated towel rail. Tiled floor.

BEDROOM 3 A third bedroom or potential office. With access from the ground floor via the Jack-and-Jill bathroom, or via separate access from the garage area.

FIRST FLOOR

SITTING ROOM A spacious reception room with wood-panelled feature wall and fitted bookshelf. Attractive fireplace with fire. Bay window with window seat and further windows to side.

DINING KITCHEN With spacious dining area, skylight windows and vaulted ceiling with exposed wooden beams. The kitchen comprises a range of fitted units with granite worktop. Gas hob, integrated double oven and space for appliances.

BEDROOM 1 A large double bedroom with fitted wardrobes.

SHOWER ROOM With WC, washbasin and shower. Tiled walls and floor.

OUTSIDE Double gates lead to a cobbled courtyard which provides ample off-road parking and outdoor sitting area and access to the garage which has light, power and electric doors. Private outdoor sitting area and access to a separate stable building providing useful storage space and leads to a further small outside area at the rear of the property and an outside store.





Total Area: 171.2 m² ... 1843 ft²

All measurements are approximate and for display purposes only.

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