



FAGUS LODGE

BREARTON | HARROGATE | NORTH YORKSHIRE | HG3 3BX

Fagus Lodge is a charming early 19th century family home, situated on the edge of the highly regarded village of Brearton. Overlooking the village green and with views towards the church, the setting offers a quintessentially English backdrop, combining open outlooks with a peaceful, semi-rural atmosphere.

The property displays classic period proportions, with a handsome and well-balanced façade, traditional materials, and a timeless character throughout. Its position allows for far-reaching views across the green and surrounding countryside, enhancing the sense of space and tranquillity.

Externally, the beautifully maintained gardens are a particular feature, extending to generous sweeping lawns interspersed with mature trees, established planting, and thoughtfully arranged borders. A paved terrace provides an ideal space for outdoor dining and entertaining, while the wider grounds offer both privacy and a connection to the surrounding landscape.

Brearton itself is widely regarded for its strong community feel and attractive village setting, making Fagus Lodge an appealing opportunity to enjoy both character living and an exceptional location.



ACCOMMODATION

GROUND FLOOR

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

FIRST FLOOR

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

EXTERIOR

- Integral double garage
- Garden store
- Garden shed
- Walled gardens
- Pond
- Dining and entertaining terraces

The reception hall at Fagus Lodge offers a welcoming and light-filled introduction to the home. A central entrance door, flanked by windows, allows natural light to pour in while framing attractive views towards the village green beyond.

The space is well-proportioned and thoughtfully arranged, with a sense of openness that continues throughout the property. From here, there is access to the principal reception rooms, while a staircase rises gently to the first floor, enhanced by a window at the half-landing that brings in additional light. A cloakroom and useful store are conveniently located off the hallway.

Finished in soft, neutral tones, the hall provides a calm and elegant first impression, with ample space for occasional furniture and a practical yet inviting layout that sets the tone for the accommodation beyond.





The sitting room is a beautifully proportioned and light-filled space, enjoying a dual aspect with views over both the gardens and the village green. A central fireplace with a timber surround and log burning stove creates a natural focal point, adding warmth and character.

French doors open directly onto the garden terrace, allowing for a seamless connection between indoor and outdoor living, ideal for both relaxing and entertaining. The generous layout comfortably accommodates a range of seating, making it a welcoming and versatile principal reception room.

Adjoining the sitting room is a useful study, providing a quiet and practical workspace. With a window overlooking the garden, the room benefits from good natural light and offers flexibility as a home office or hobby room.





The snug provides a cosy and characterful secondary reception space, ideal for more relaxed, informal living. A charming exposed beam runs across the ceiling, adding a strong sense of period appeal, while a wood-burning stove set within a brick fireplace creates a warm and inviting focal point. Built-in shelving offers practical storage and display space, and a bow window to the front aspect fills the room with natural light while framing attractive views across the village green.

The dining room is a well-proportioned and elegant space, also featuring an exposed beam that enhances the property's traditional character. Centred around a generous dining table, the room is ideal for both everyday family meals and more formal entertaining. A large window overlooks the green, drawing in plenty of natural light and providing a pleasant outlook. The room offers ample space for freestanding furniture, creating a practical yet refined setting for dining and gatherings.





The living kitchen is an impressive and generously proportioned open-plan space, forming a true focal point of the home.

Designed with both style and functionality in mind, the room features a vaulted ceiling with skylights and extensive glazing, allowing natural light to flood in throughout the day while offering delightful views over the surrounding gardens.

The kitchen area is fitted with a comprehensive range of shaker-style units, beautifully complemented by polished granite work surfaces and a substantial central island. The island provides excellent additional preparation space, stainless-steel sink, integrated storage, and a natural gathering point for informal dining or entertaining. A built-in Rangemaster sits within a feature surround, creating a striking centrepiece, while integral appliances include a dishwasher, fridge, and microwave, ensuring a streamlined and well-equipped environment.

The layout flows seamlessly into a spacious dining and seating area, offering ample room for a large table and additional soft seating if desired. French doors open directly onto the terrace, enhancing the connection to the outdoors and making the space ideal for entertaining in warmer months. The continuation of tiled flooring throughout not only adds a practical and durable finish but also enhances the cohesive, high-quality feel of the room.

Adjoining the kitchen, the utility room provides a highly practical extension of the space, fitted with further wall and base units and additional work surfaces. With space and plumbing for laundry appliances, it offers an ideal area for managing household tasks while keeping the main kitchen clutter-free.





FIRST FLOOR

The principal bedroom is a spacious and well-appointed room, enjoying a dual aspect with views over both the garden and the village green. The room is filled with natural light, creating a bright and airy atmosphere, while the generous proportions allow ample space for freestanding furniture.

A comprehensive range of fitted wardrobes, together with a matching dressing table, side tables and headboard, provides excellent storage and a cohesive finish, enhancing the practicality of the room while maintaining a clean and uncluttered feel. The neutral décor further contributes to the sense of space and calm.

The bedroom benefits from a spacious and stylish en-suite shower room, fitted with contemporary sanitary ware including a large walk-in shower, wash basin, and WC. Finished with modern tiling, a large mirror, and a chrome heated towel rail, the en-suite offers a sleek and functional addition to the principal suite.



Two of the guest bedrooms are both well-proportioned and enjoy a bright, airy feel, ideal for family or visiting guests.

The first is a generous double bedroom with a dual aspect, allowing for excellent natural light throughout the day and pleasant views over the surrounding greenery. The room offers ample space for freestanding furniture and benefits from access to generous eaves storage, providing useful additional space while maintaining a clean and uncluttered layout.

The second bedroom is a comfortable twin room, currently arranged with two single beds. It features a window that provides good natural light, while a loft hatch offers access to additional storage above. The clean, neutral décor ensures a bright and versatile space suitable for a variety of uses.





The fourth bedroom is a versatile and well-presented room, currently arranged as a nursery/occasional guest space. It enjoys a pleasant outlook overlooking the village green. The room offers flexibility for a variety of uses, whether as a bedroom, home office or hobby room, with ample space for freestanding furniture and a clean, neutral finish throughout.

The house bathroom is fitted with a modern white suite, comprising a panelled bath with shower over and glazed screen, wash hand basin set within a vanity unit, and WC. The room is attractively finished with contemporary tiling, complemented by a chrome heated towel rail and a frosted window providing natural light while maintaining privacy.

Fagus Lodge, Brearton, North Yorkshire

Approximate Gross Internal Area
 Ground Floor = 145.5 sq ft / 1566 sq m
 First Floor = 88.5 sq ft / 953 sq m
 External Store = 4.6 sq ft / 49 sq m
 Total = 238.6 sq ft / 2568 sq m
 (Including Eaves / Garage)

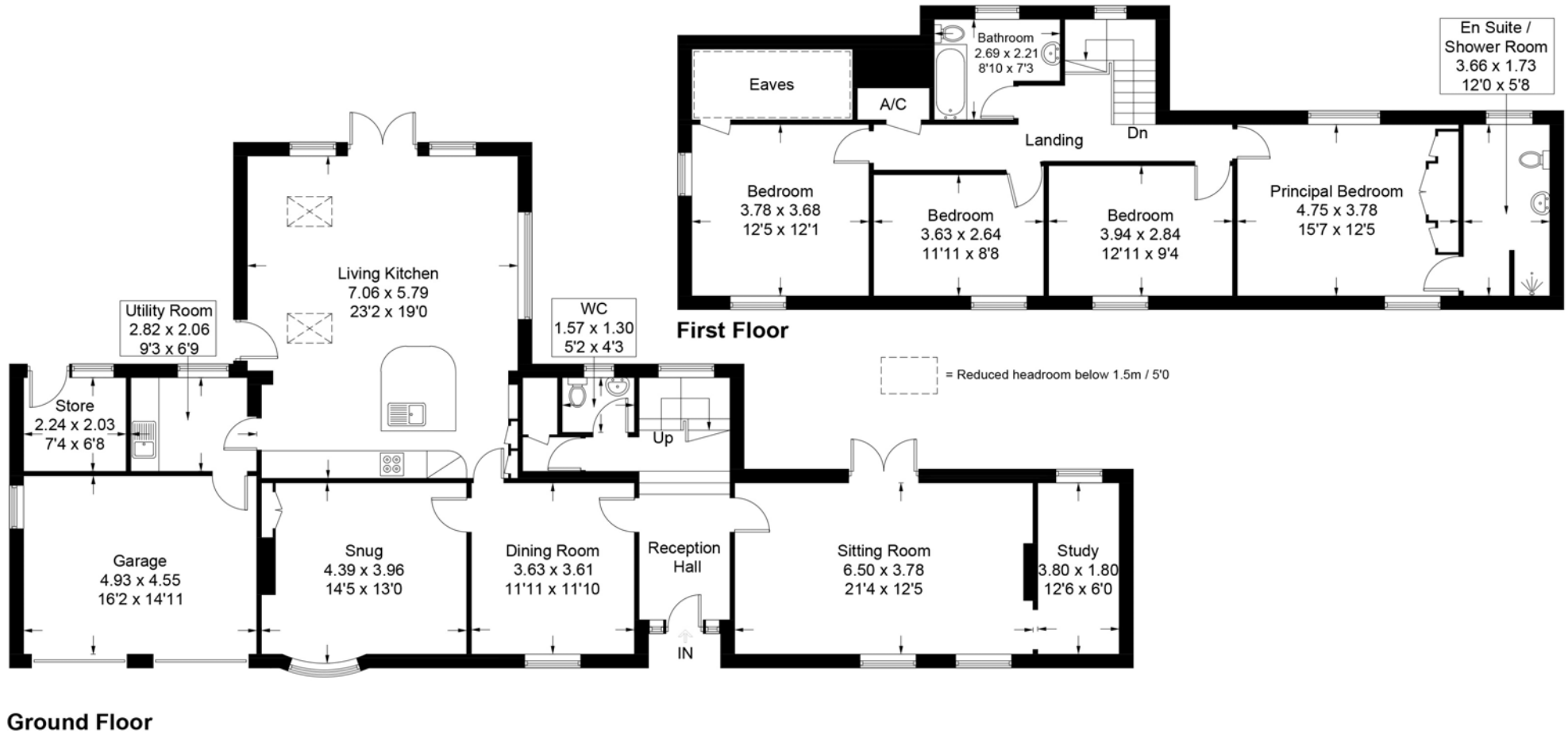


Illustration for identification purposes only, measurements are approximate, not to scale.



GARDENS AND GROUNDS

Brearton is a particularly desirable and picturesque village, characterised by its charming stone-built homes and welcoming community atmosphere. Surrounded by beautiful open countryside yet within easy reach of well-served nearby market towns, it offers the perfect blend of rural tranquillity and everyday convenience. This appealing setting makes it especially attractive to families and those seeking a relaxed village lifestyle without compromising on accessibility.

The property is set within beautifully maintained gardens and grounds which are a standout feature, offering a wonderful sense of space and privacy. Extensive level lawns stretch away from the house, creating an impressive open expanse ideal for both recreation and entertaining, while enjoying uninterrupted views across the surrounding countryside and neighbouring village green.

The gardens have been thoughtfully landscaped, with well-stocked herbaceous borders, mature shrubs and a variety of established trees providing year-round interest, structure and colour. A charming pond, set within a richly planted area, creates a natural focal point and enhances the overall setting, attracting wildlife and adding to the character of the grounds.

A natural stone terrace adjoining the house offers an excellent space for al fresco dining and outdoor gatherings, perfectly positioned to take in the gardens. Beyond, further planted areas and defined beds, including productive and ornamental sections, contribute to the garden's variety and appeal.

Bounded in part by traditional stone walling and opening out to far-reaching rural views, the gardens combine a high degree of privacy with a delightful connection to the surrounding landscape, making them ideal for both relaxation and family life. In addition, the property benefits from a large integral garage, together with a useful garden store and timber shed, providing excellent storage and practical support for maintaining the grounds.







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.

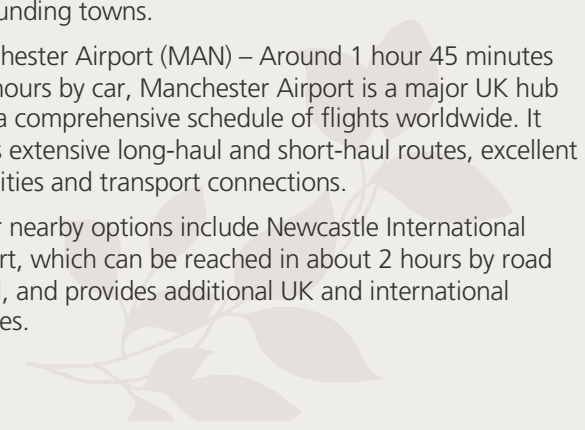
Weekday services typically operate around every 30 minutes, with hourly services on Sundays, making rail travel a practical option for both daily commuting and leisure. From York and Leeds, passengers can connect easily to long-distance routes across the UK

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.





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 E: 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: Knarborough 4 miles, Harrogate 7 miles, Ripon 8 miles, Leeds 22 miles (All mileages are approximate)

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