



8 Sundew Heath, Harrogate

£525,000 Freehold

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A substantial and highly individual five-bedroom detached family home measuring over 2200 sq ft occupying a generous plot with extensive driveway parking, a detached studio/workshop and beautifully established gardens backing directly onto open green space. Offering exceptional versatility, this unique home has evolved over the years to create flexible accommodation ideally suited to modern family life, home working and a variety of lifestyle needs. The property also benefits from owned solar panels, providing an additional energy-efficient feature and helping to reduce ongoing energy costs.

Situated in a sought-after cul-de-sac on the north-western side of Harrogate, the property is well served by excellent local amenities, well-regarded schools, public transport links and nearby countryside walks, whilst benefiting from the rare advantage of a mature, leafy backdrop that provides a wonderful sense of privacy and tranquillity.

Offering generous family accommodation, exceptional versatility, a superb detached studio and gym, and beautifully established gardens, this is a rare opportunity to acquire a distinctive home in one of Harrogate's most desirable residential locations

Outside, the property continues to impress. A generous driveway provides ample off-street parking and leads to a substantial detached studio/workshop. Equipped with electricity and underfloor heating, this exceptional building is currently arranged as an artist's studio with an adjoining gym, although it would be equally well suited as a home office, workshop, fitness room, games room or hobby space.

The beautifully established rear gardens are a particular feature, thoughtfully landscaped with mature trees, shrubs and colourful planting to create a peaceful and private setting. Backing directly onto open green space, they enjoy an excellent degree of privacy, with a variety of seating areas, terraces and pathways providing wonderful places to relax and enjoy the surroundings.

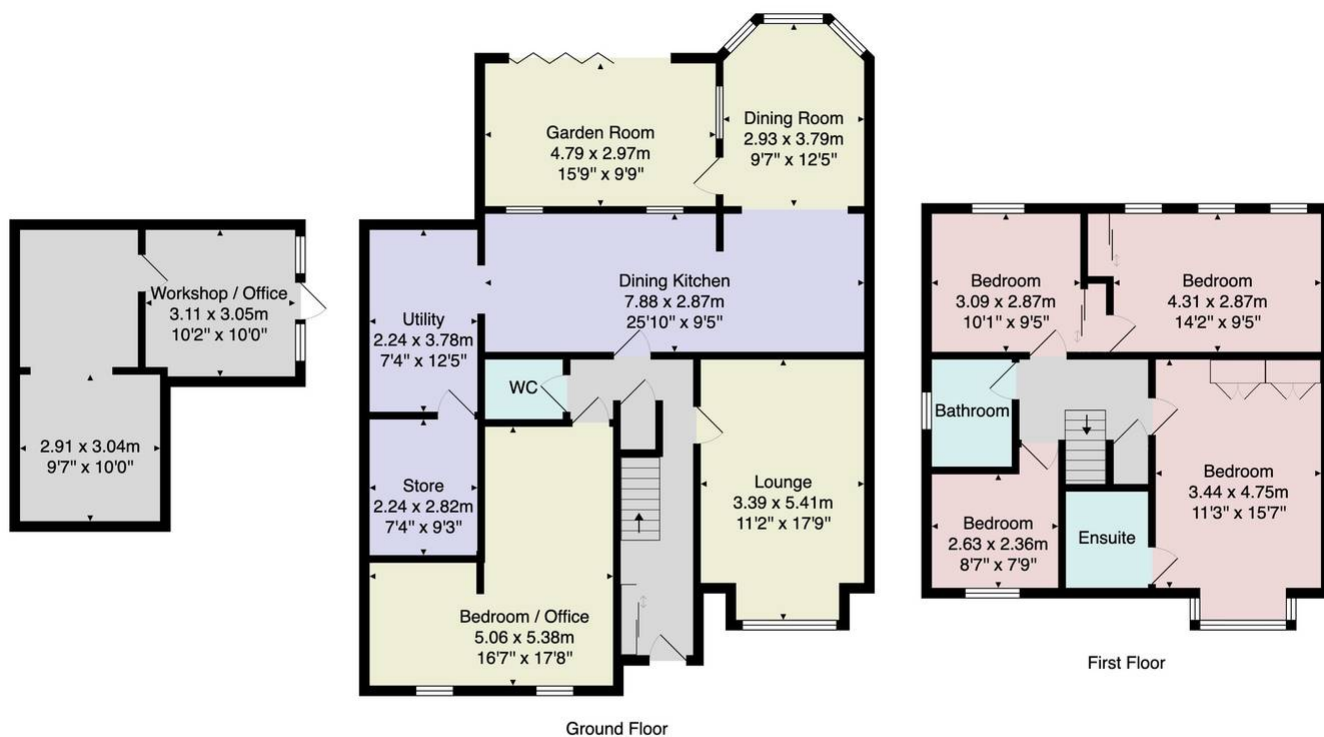
Council Tax band: E

Tenure: Freehold



A welcoming entrance hall provides an excellent first impression, featuring an attractive glazed staircase together with a useful ground floor cloakroom/WC. From the hall, a generous sitting room offers a comfortable retreat centred around a feature fireplace, creating an inviting space to relax away from the main living areas. At its heart is an impressive sequence of interconnected living spaces where the kitchen flows effortlessly into the dining area, conservatory and contemporary glass-roofed garden room. Filled with natural light and overlooking the mature gardens, these spaces work seamlessly together to create a sociable environment equally suited to everyday family life, entertaining or simply relaxing throughout the seasons. The kitchen is fitted with an extensive range of units, generous work surfaces, a range-style cooker and breakfast bar, forming a natural focal point for family life. The adjoining dining area provides an excellent space for both formal and informal dining before opening into the conservatory and striking garden room. With full-height glazing, a glazed roof and wonderful views across the gardens, this beautifully light-filled space brings the outside in and creates a seamless connection between the house and its surroundings. Completing the ground floor is a generous and versatile reception room, offering the flexibility to be used as a fifth bedroom, snug, home office or playroom, adapting easily to changing family needs. A separate utility room provides additional storage and laundry space. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with an en-suite shower room. The remaining bedrooms are served by a modern family bathroom and provide comfortable and versatile accommodation for family members, guests or those working from home.





Total Area: 209.7 m² ... 2257 ft²

All measurements are approximate and for display purposes only.

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