



Huntingdale Lodge, Repton Green, Rudding Park

£360,000 Guide Price



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WINNING AGENT**

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Nestled in the heart of Rudding Park, this unique property offers more than just a home, it presents an exceptional lifestyle opportunity within one of Harrogate's most prestigious settings.

A rare chance to purchase a luxurious three-bedroom detached lodge, occupying a prime position within the exclusive gated Rudding Park Estate. This impressive property enjoys generous outdoor space, a large south-facing sun terrace and hot tub, and well-appointed accommodation finished to a high standard throughout.

Residents benefit from access to Rudding Park's award-winning facilities, including unlimited golf membership, a private gym and swimming pools, as well as access to the estate's beautiful grounds, footpaths and walkways. There are also exclusive resident discounts at the hotel's restaurants and spa, all within a secure and peaceful environment.

The property enjoys a quiet position with a sunny aspect, generous private driveway and lawned garden, and offers a wonderful combination of luxury, convenience and lifestyle. Rudding Park is situated on the southern edge of Harrogate, with easy access to the southern bypass and A1(M).

AGENT'S NOTES The plot is leasehold

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Site fees £9,000

45 years licence in total

Residents pay their own gas and electricity bills.

Residents enjoy full access to Rudding Park's private facilities including:

- Gym and indoor/outdoor swimming pools
- Two full golf memberships
- Cinema and library
- Walking routes within the estate grounds
- 24-hour security within a gated community

Residents also receive discounted rates at all Rudding Park restaurants and spa facilities. Pets are permitted, and renting the property is allowed subject to conditions.

Council Tax band: TBD Tenure: Leasehold



ACCOMMODATION LIVING AREA AND KITCHEN

A stunning open-plan living space with glazed doors leading to the sun terrace, providing bright and airy sitting and dining areas. The well-equipped kitchen comprises a range of fitted wall and base units with integrated appliances, offering a perfect space for both entertaining and relaxation.

BEDROOM 1

A double bedroom with dressing area and en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit and shower.

BEDROOM 2

A further double bedroom with large en-suite bathroom.

EN-SUITE BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

BEDROOM 3

A further good-sized bedroom.

OUTSIDE The property enjoys generous outdoor space, including a large sun terrace with hot tub, lawned garden and ample off-road parking.



