

FULWITH GRANGE



FULWITH MILL LANE ♦ HARROGATE



FULWITH GRANGE, FULWITH MILL LANE, HARROGATE, HG2 8HJ

A superb opportunity to acquire a substantial detached Victorian property providing spacious and well planned family accommodation, occupying a private wooded setting amidst 7½ acres (3 ha) of gardens, grounds and paddock land, enjoying views towards the iconic Crimple Valley viaduct and situated on the southern fringe of Harrogate, in one of Yorkshire's most prestigious addresses.



GROUND FLOOR

Reception hall • Cloakroom • Drawing room
Conservatory • Sitting room • Dining room
Family room • Breakfast kitchen
Utility and laundry rooms • Studio/home office
Secondary cloakroom • Full range of
basement rooms

FIRST FLOOR

Landing • Principal bedroom with an
en suite bathroom • Guest bedroom with
an en suite bathroom • Two further double
bedrooms • House bathroom • Shower room
Games room

SECOND FLOOR

Landing • Three additional double bedrooms
Bathroom • Kitchen • Box/store room

OUTSIDE

Tree lined driveway approach • Front courtyard
Double garage • Outbuildings • Greenhouse
Tennis court • Swimming pool • Planning
permission has been granted to convert the
existing outbuildings, garage and part of the
west wing to form a residential annexe

GROUNDS

Superb mature gardens and grounds
extending to 3 acres (1.22 ha) • Neighbouring
4½ acre (1.85 ha) paddock



THE PROPERTY



Fulwith Grange is an impressive detached Victorian property providing spacious family accommodation arranged over three floors, extending to 7,230 sqft (672 sqm) of living space. The house is beautifully proportioned throughout and displays some endearing characteristics of the Victorian era.

The private and secluded position which the property occupies is hard to improve upon. It enjoys a peaceful and private setting with a lovely outlook over the neighbouring fields of the protected Crimble Valley, which is an Area of Outstanding Natural Beauty. The property also enjoys views towards the magnificent Grade II* listed Crimble Viaduct which was built in 1848, designed by George Hudson, a renowned railway pioneer.





THE LOCATION

Harrogate town centre 2 miles • Leeds 15 miles • York 22 miles • A1(M) 10 miles

The location of Fulwith Grange is outstanding, positioned as it is in a lovely setting at the far end of Fulwith Mill Lane, on the southern fringe of Harrogate. Fulwith Mill Lane is renowned to be one of the most sought after residential neighbourhoods, in an area well known for its individual and exclusive family houses. It is conveniently located within a short drive of the town centre which offers an excellent and varied range of shopping and recreational facilities. There is also a useful parade of shops in Leeds Road, including a Marks & Spencer food hall, within about a mile of the property. In addition, there is a wide selection of highly regarded schools nearby.

For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres including Leeds, Bradford and York as well as access to national motorway network at Junction 47 of the A1(M). Mainline railway stations in both Leeds and York (connections are available from local stations in Hornbeam Park and Pannal) provide regular intercity services to London's Kings Cross. Leeds/Bradford Airport is within a 20 minute drive and provides domestic and international flights.



THE GROUNDS



Approached by a lovely tree lined driveway, Fulwith Grange occupies an idyllic setting amidst gardens and grounds extending to about 3 acres (1.22 ha), featuring sweeping lawned areas bordered by mature woodland. Within the grounds is an unused outdoor swimming pool and a tennis court. Beyond the grounds to the east is a 4½ acre (1.85 ha) paddock providing an ideal facility for those with equestrian/livestock interests.

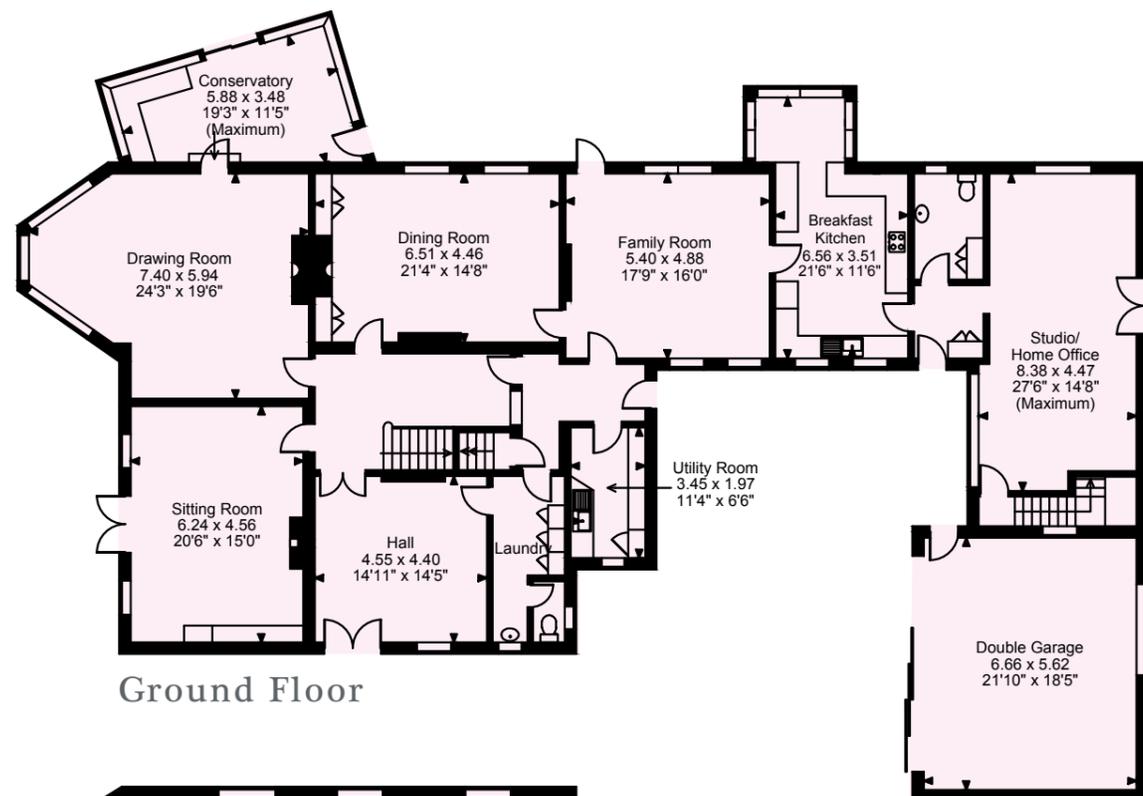




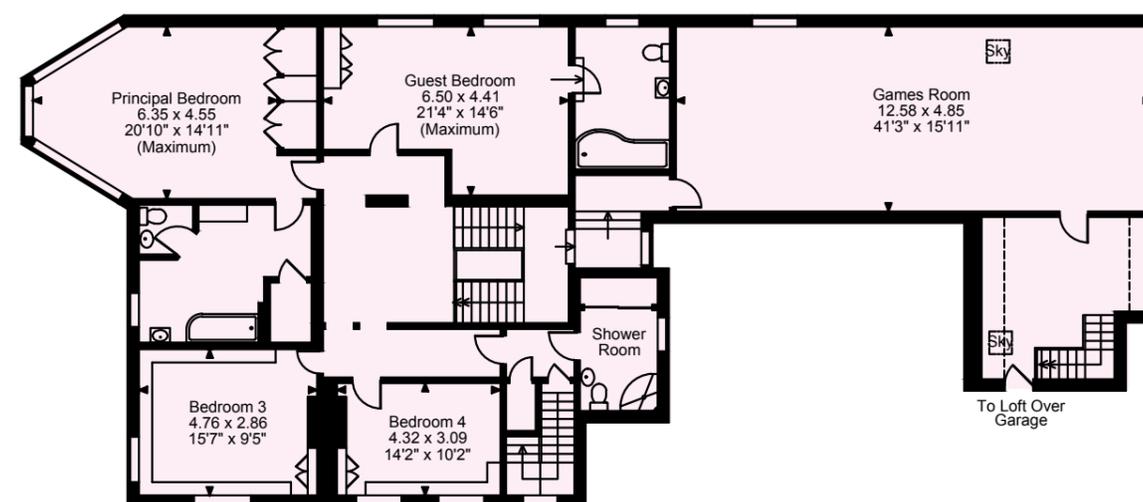


FLOOR PLANS

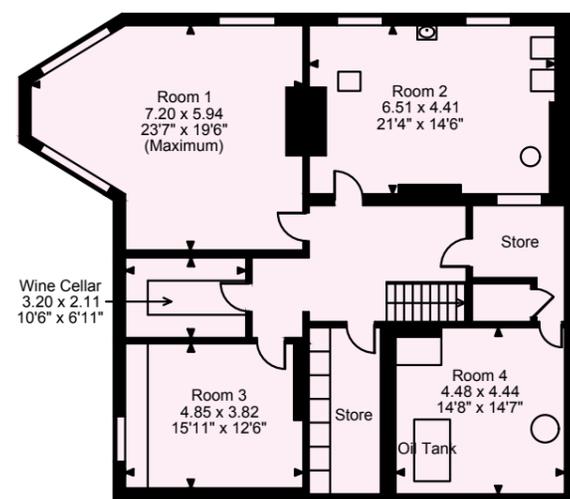
Approximate Gross Internal Area
 Main House: 7,230 sq ft / 672 sq m
 Basement: 1,606 sq ft / 149 sq m
 Double Garage: 403 sq ft / 37 sq m
Total: 9,239 sq ft / 858 sq m



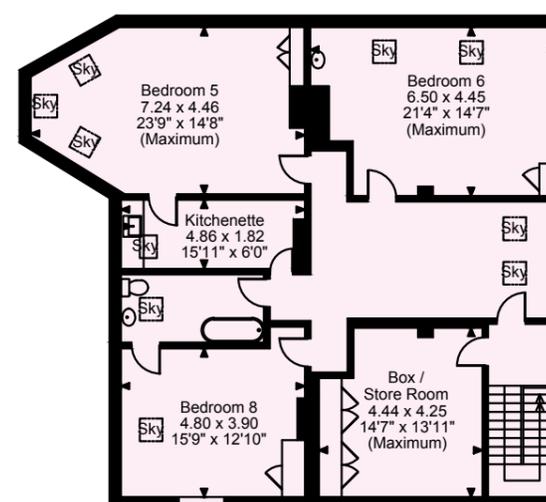
Ground Floor



First Floor



Basement



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

ADDITIONAL INFORMATION

TENURE

We are advised that the property is freehold and vacant possession will be given on legal completion.

SERVICES

We are advised that all mains services are installed. Central heating is provided by means of a gas fired boiler.

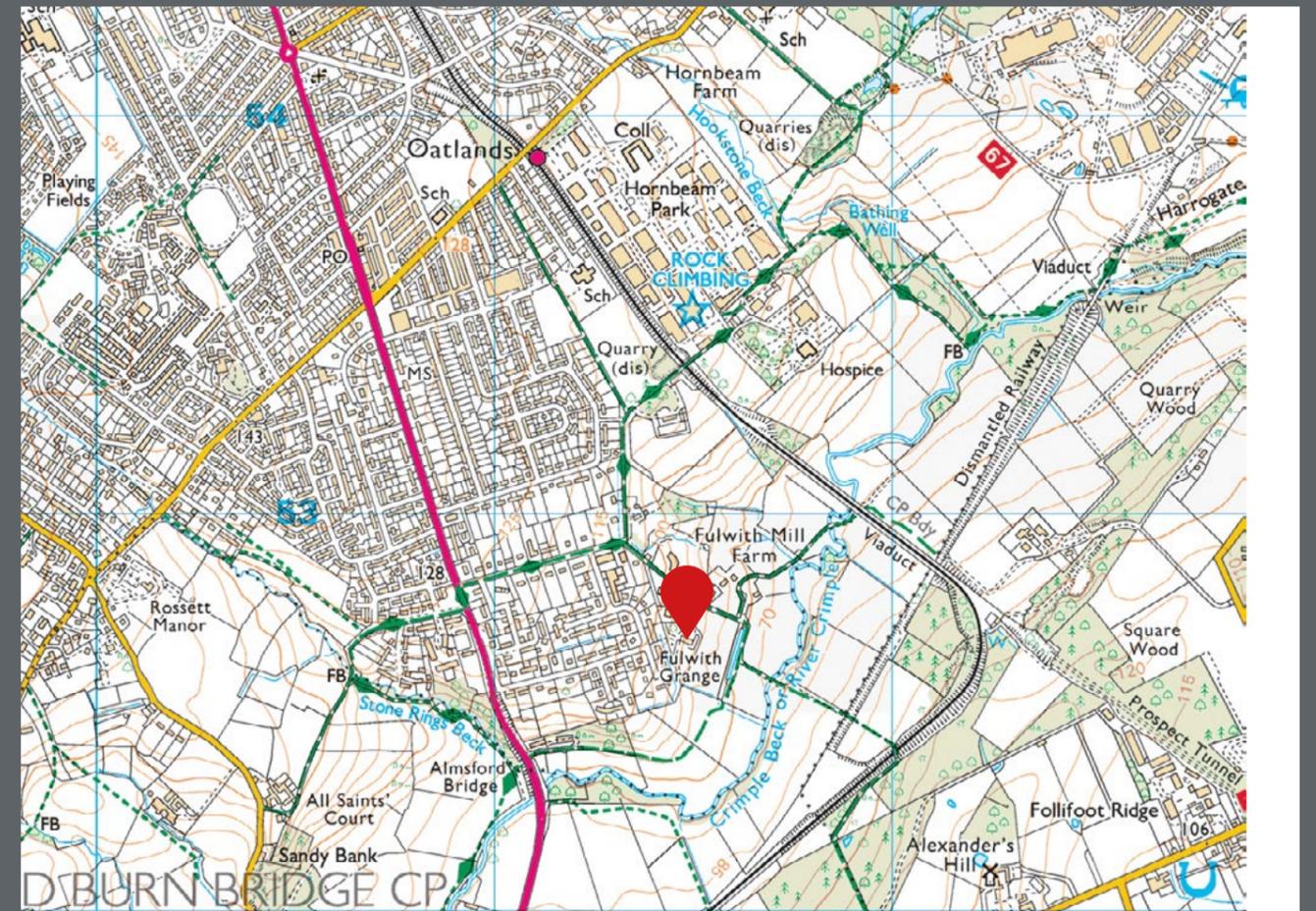
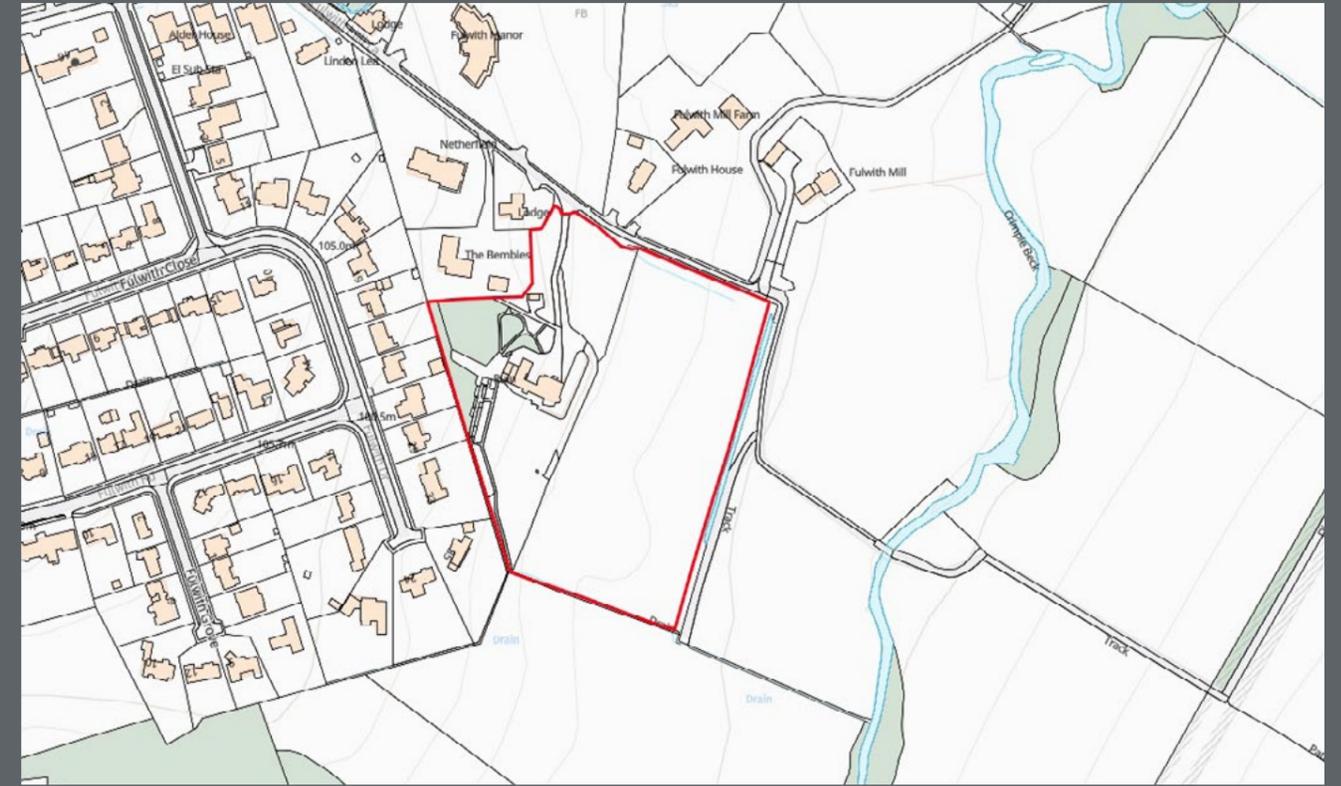
VIEWING

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

DIRECTIONS

Sat nav: HG2 8HJ

Take the A61 Leeds Road out of Harrogate and before you proceed down Almsford Bank turn left into Fulwith Mill Lane. Continue along the lane to the end and bear right. Continue down the hill and the entrance to Fulwith Grange is the last driveway on the right.



Carter Jonas

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