



CRANBORNE

6 Fulwith Mill Lane, Harrogate

Carter Jonas

CRANBORNE, 6 FULWITH MILL LANE, HARROGATE, HG2 8HJ

Harrogate town centre - 2 miles

Leeds - 15 miles

York - 22 miles

A1(M) - 10 miles

GROUND FLOOR

Reception hall · Cloakroom · Sitting room · Study · Dining room · Superb living kitchen · Adjoining family room
Utility room

FIRST FLOOR

Spacious landing · Principal bedroom with a walk in dressing area and an en suite shower room · Guest bedroom with an en suite shower room · Third bedroom with an en suite shower room · Two additional double bedrooms · House bathroom · Part boarded loft area for storage

OUTSIDE

Electrically operated entrance gates · Long block paved drive providing extensive secure parking · Detached triple garage · Lawned garden to the front with well established shrubs and trees · Superb south facing rear garden · Full width flagged terrace adjoining the house · Steps leading down to a large lawned garden with established trees to the boundaries

AN EXCEPTIONAL DETACHED PROPERTY PROVIDING CAREFULLY MAINTAINED AND IMMACULATELY PRESENTED 5 BEDROOM FAMILY ACCOMMODATION, SET IN LOVELY GARDENS AND OCCUPYING A SUPERB POSITION IN A HIGHLY SOUGHT AFTER RESIDENTIAL NEIGHBOURHOOD ON THE SOUTHERN FRINGE OF HARROGATE.





LOCATION

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 on Leeds Road, including a Marks and Spencer food hall.

For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres as well as access to the national motorway network at Junction 47 or 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. There are also several services which provide a direct link between Harrogate and London's Kings Cross. Leeds/Bradford International Airport is within a 20 minute drive and provides domestic and international flights.





THE PROPERTY

Cranborne is a fantastic family house in every respect. Constructed 26 years ago to an exceptional specification, the property has been in the same family ownership ever since and has been carefully maintained and updated throughout. It provides spacious and well-planned accommodation which is ideal for everyday family living and entertaining and occupies a lovely private setting with a choice south facing orientation to the rear.

The well presented accommodation is arranged over two floors and includes a central reception hall, cloakroom, a lovely sitting room, study, dining room, an excellent everyday living kitchen with an adjoining family room and a utility room. On the first floor is a spacious landing, principal bedroom with a walk in dressing area with fitted wardrobes and en suite shower room, together with 4 additional double bedrooms – 2 have en suite shower rooms and there is a separate house bathroom.

Outside, the property is approached via electrically operated entrance gates with a block paved driveway providing ample secure parking and leading in turn to the detached triple garage. Attractive lawned gardens with well established shrubs lie to the front, whilst to rear is a full width flagged terrace providing an ideal for summer entertaining. Steps from the terrace lead down to a large lawned area, bordered by well established shrubs and trees.



ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

Services

We are advised that all mains services are installed.

Viewings

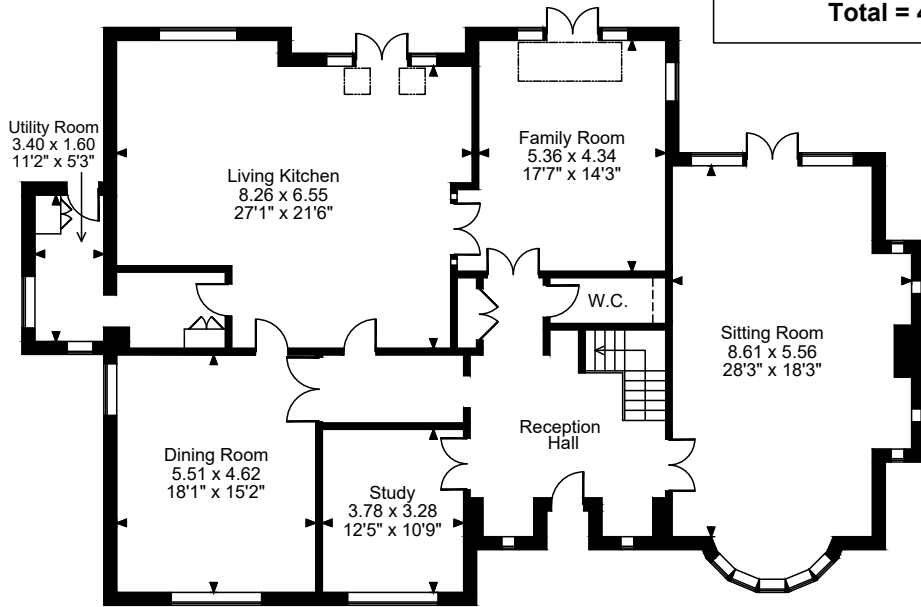
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG2 8HJ

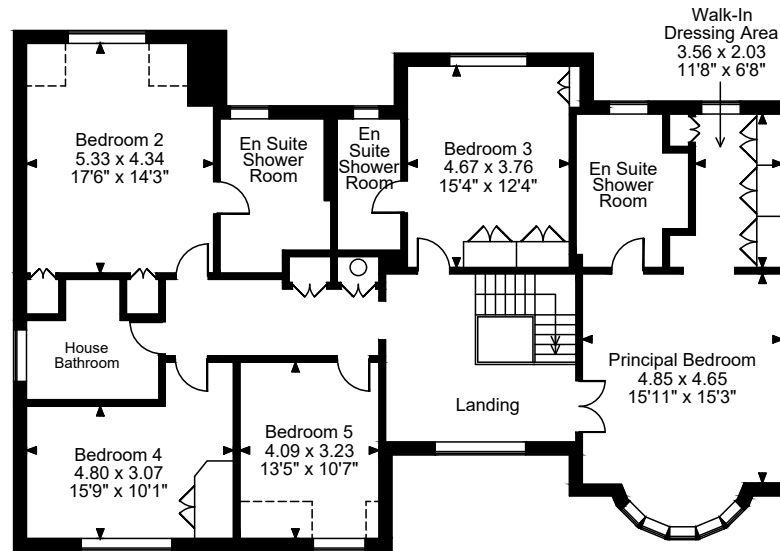
Proceed out of Harrogate on the A61 Leeds Road, passing through the traffic lights at the crossroads of Hookstone Road and Leadhall Lane, by the M&S Foodhall. You will pass Almsford Avenue on your left. Take the next left turn into Fulwith Mill Lane. Cranborne is a short distance along on the right.



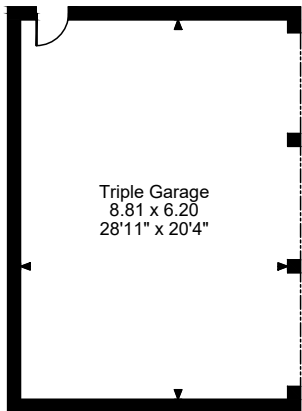
Cranborne, Fulwith Mill Lane, Harrogate
Approximate Gross Internal Area
Main House = 3,850 sq ft / 358 sq m
Triple Garage = 587 sq ft / 55 sq m
Total = 4,437 sq ft / 413 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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