



OCTAVIA  
HOUSE & MEWS

OCTAVIA  
HOUSE



**OCTAVIA HOUSE  
15 BEECH GROVE  
HARROGATE  
HG2 0EX**

Octavia House is one of the finest residences in Harrogate situated in this unbeatable location adjacent to The Stray and only minutes walk from the town centre, via tree lined pathways.

The property is the last remaining detached family house on Beech Grove and offers exceptional potential to reconfigure the accommodation to the buyer's requirements. The property has accommodation over four floors with stunning features throughout.

The property is currently arranged as a three storey house with a top floor penthouse apartment.

The property has a large driveway, front gardens with hedging and automatic gates.

Harrogate, often voted one of the happiest places to live in the country, is a remarkable spa town with 200 acres of open parkland at its very heart. It is close to The North Yorkshire Moors, The Dales and has road and rail links to major cities

The property is also in close proximity to a number of highly regarded schools such as the co-educational independent school Ashville College and Harrogate Ladies College within the Duchy, as well as excellent state schools including Harrogate Grammar, Rossett, St Aidens, St John Fisher and Harrogate High School.

**£3,200,000**



### GROUND FLOOR

Entrance Vestibule	10'11" x 7'10"
Entrance Hall	
Drawing Room	22'6" x 16'6"
Sitting Room	20'4" x 17'9"
Breakfast Kitchen	15'3" x 13'11"
Study	16'3" x 14'10"
Bedroom Five	16'3" x 15'5"
Bathroom	7'7" x 5'2"

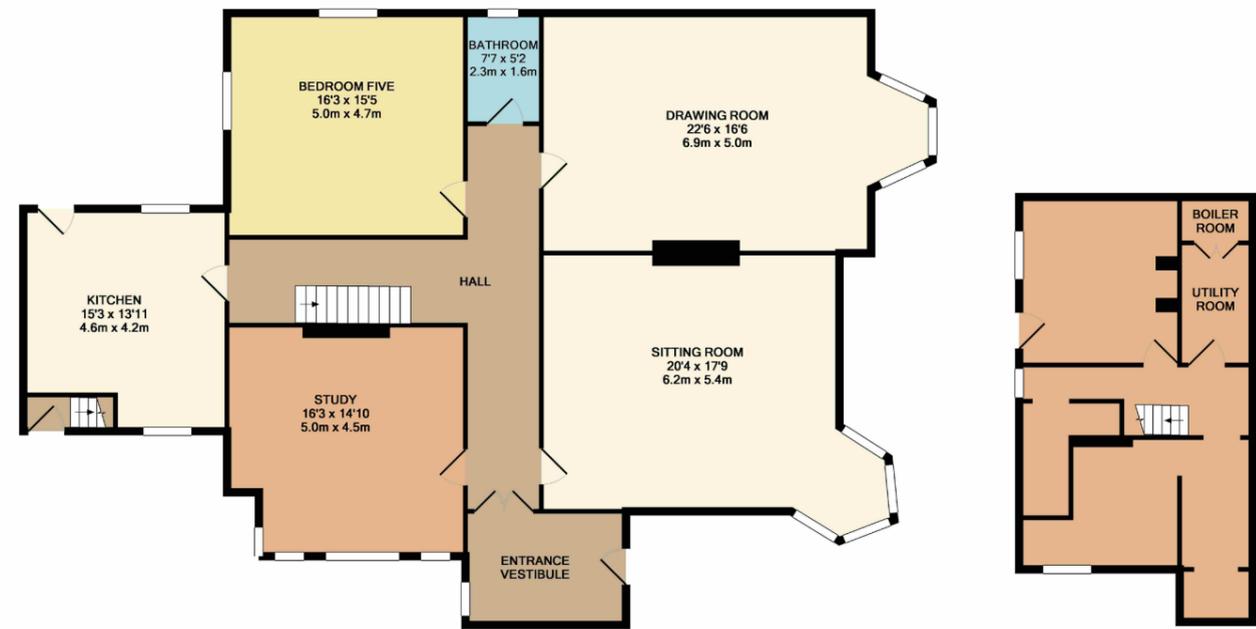
### LOWER GROUND FLOOR

With Utility Room and Store Rooms

### FIRST FLOOR

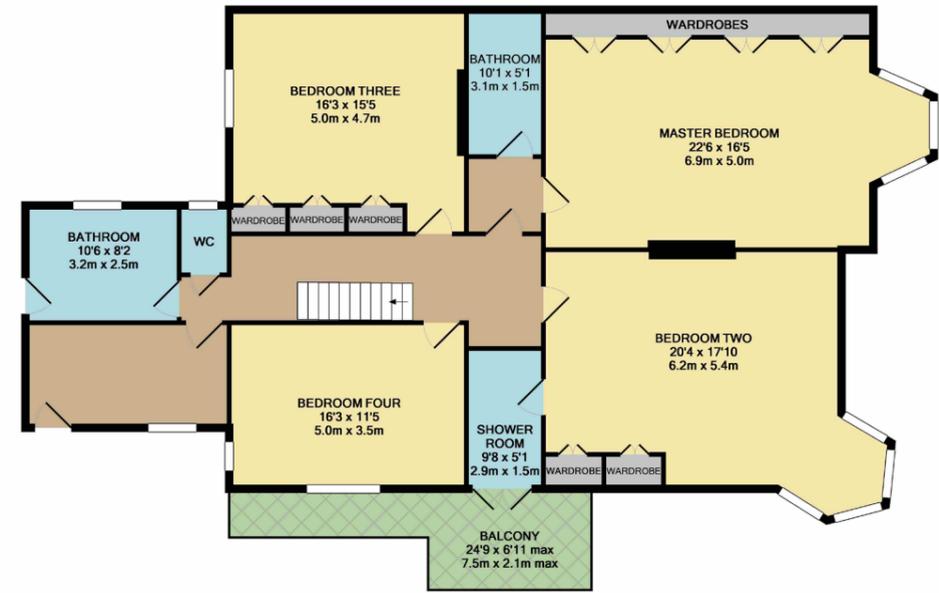
Landing	21'5" x 7'3"
Master Bedroom	22'6" x 16'5"
En-suite Bathroom	10'1" x 5'1"
Bedroom Two	20'4" x 17'10"
En-suite Bathroom	9'8" x 5'1"
Balcony	24'9" x 6'11" max
Bedroom Three	16'3" x 15'5"
Bedroom Four	16'3" x 11'5"
Bathroom	10'6" x 8'2"

Separate wc



GROUND FLOOR  
APPROX. FLOOR  
AREA 1940 SQ. FT.  
(171.0 SQ. M.)

BASEMENT  
APPROX. FLOOR  
AREA 420 SQ. FT.  
(39.0 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1863 SQ. FT.  
(171.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 3923 SQ. FT. (364.4 SQ. M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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TOTAL FLOOR AREA - 1580 sq ft. (146.8 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## SECOND FLOOR

- Reception Hall
- Cloakroom with wc
- Living Room 18'1" x 16'10"
- Balcony
- Breakfast Kitchen 13'7" x 11'8"
- Bedroom One 17'2" x 15'8"
- Bedroom Two 16'4" x 15'6"
- Bedroom Three 16'4" x 10'4"
- Bedroom Four 10' x 7'1"
- Bathroom 14'4" x 6'6"





**OUTSIDE**

Set within enclosed gardens the property has a large lawn to the front, flowering borders and mature boundary hedging with double electric opening gates to a large hardstand parking area and driveway.

**DIRECTIONS - HG2 0EX**

From Harrogate take the Otley Road and turn right into Beech Grove where the property is situated on the left hand side.

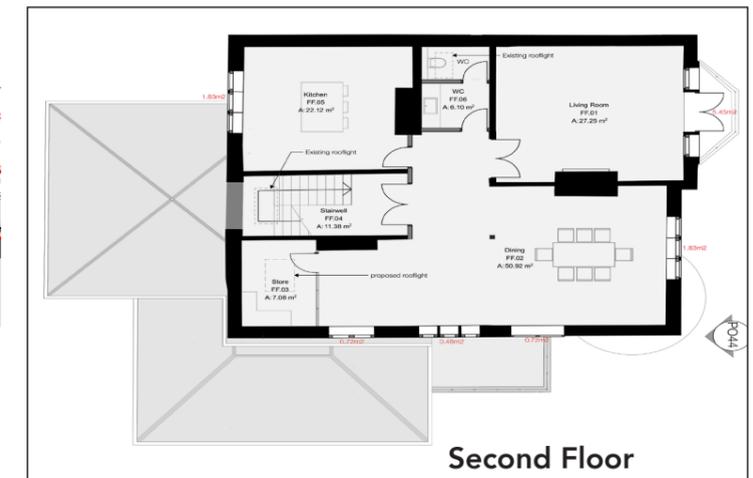
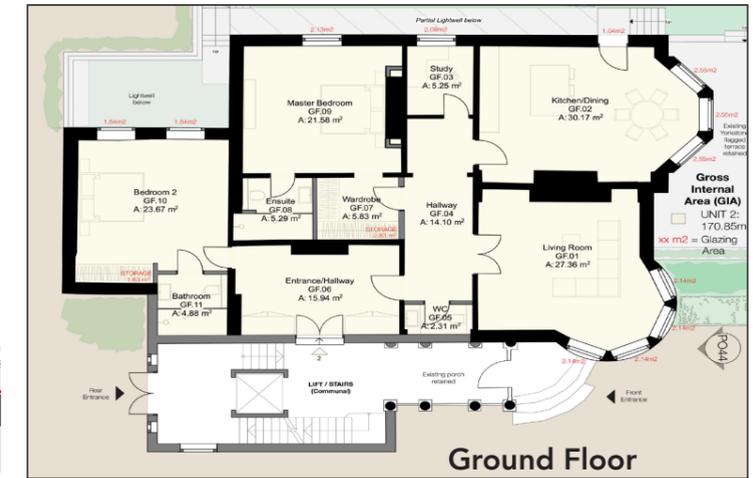
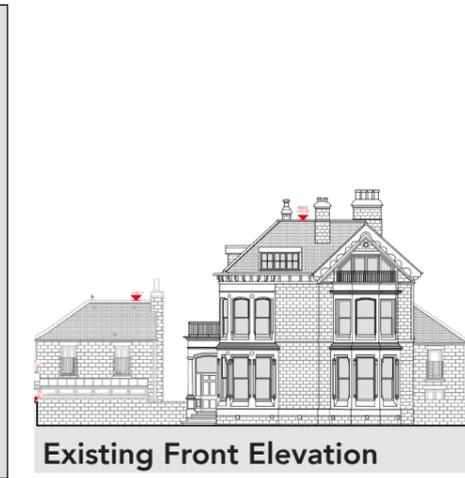
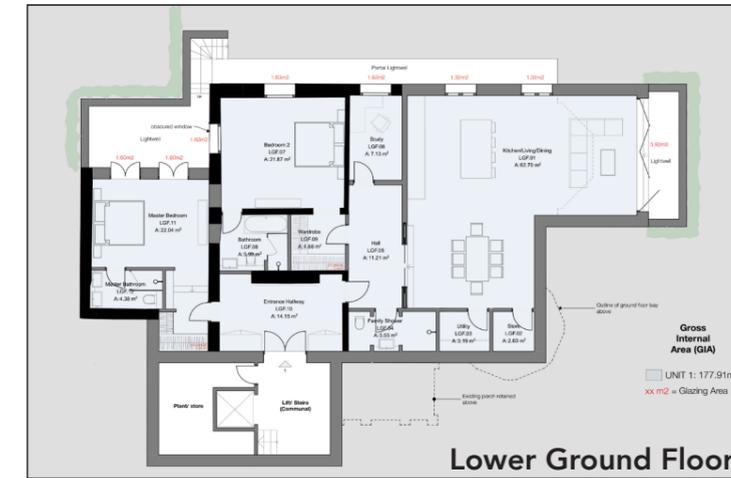
**ENERGY RATING - E**

**TENURE - FREEHOLD**

**PLANNING - Planning Reference: 20/02673/FUL**

A consent has been approved for the demolition of an external staircase and construction of a two storey extension, to form three self contained apartments with lift access, as well as further excavation of the lower ground floor to create further accommodation.

This gives the purchaser the opportunity to create further accommodation as one dwelling to the lower ground floor, with light wells and windows - subject to some changes to the existing consent.





Contact Nicholls Tyreman Estate Agents in Harrogate to find out more  
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