

COACH HOUSE

Ground Floor

Garage 22' x 20'7"

Utility Room 11'1" x 10'4"

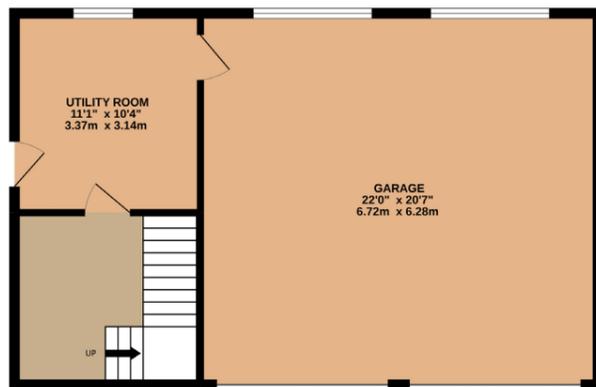
First Floor

Living/Dining /Kitchen 32'8" x 19'6"

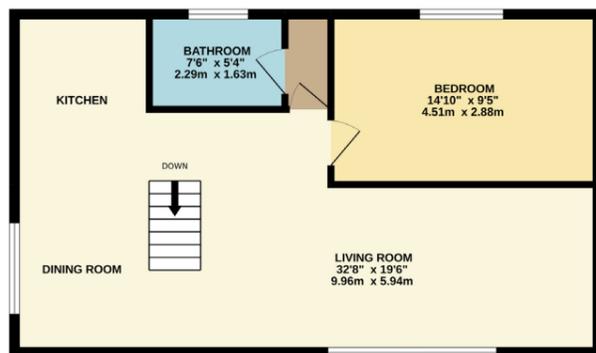
Bedroom 14'10" x 9'5"

Bathroom 7'6" x 5'4"

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**DAWCROSS HOUSE
BURN BRIDGE ROAD, BURN BRIDGE**

£1,600,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An exceptionally rare opportunity to purchase this stunning, stone built, detached family property with separate, detached coach house with its own self-contained apartment.

The property truly requires an internal inspection to appreciate the extremely high quality of the fixtures and fittings throughout and the well proportioned and planned accommodation, set on a good sized corner plot with two driveways, each having a hard stand and gates, electric for the main drive, with formal gardens to front and rear.

The property is located to the favoured south side of Harrogate, a short distance from the town centre and close to the village of Pannal with its rail link, shops and school.

The accommodation has the benefit of gas fired central heating and comprises: Welcoming entrance hall, living room, family room, open plan living/dining/kitchen with a hand built Neptune kitchen, Aga and integrated appliances, ground floor study and separate cloakroom.

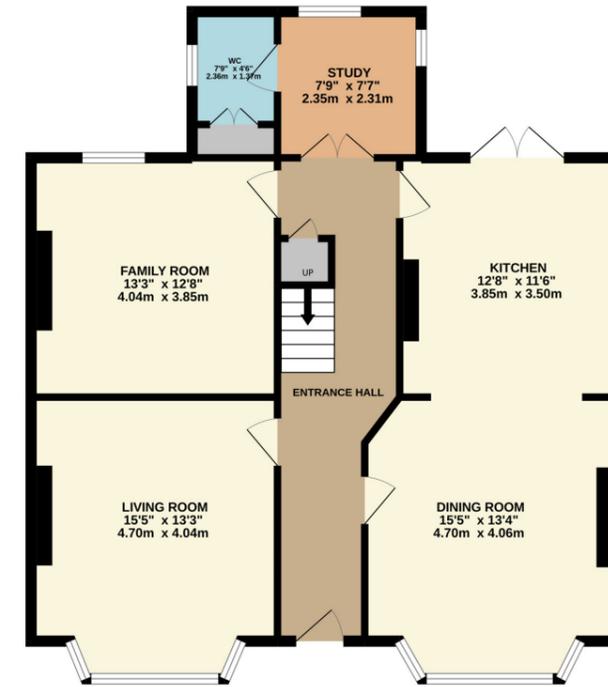
- 4 BEDROOMS**
- 3 RECEPTION ROOMS**
- 2 BATHROOMS**
- COUNCIL TAX: G**
- ENERGY RATING: E**
- TENURE: FREEHOLD**

To the first floor there are four double bedrooms, an en suite shower room and a house bathroom.

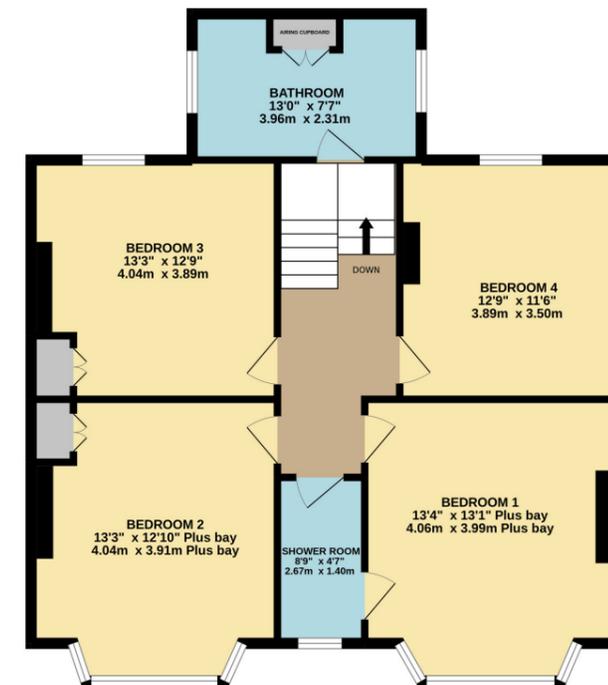
The detached coach house comprises: Large utility room, double garage and a separate apartment with entrance vestibule, large open plan living/dining/kitchen, double bedroom and bathroom.



GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1797 sq.ft. (166.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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DIRECTIONS - HG3 1NS

From Harrogate take the Leeds Road and at the traffic lights turn right into Leadhall Lane, in turn becoming Rossett Green Lane. At the T-junction turn left into Yew Tree Lane, which becomes Burn Bridge Road.

APPROXIMATE DISTANCES

Town Centre	2.3 miles
Railway Station	1,200 metres
Bus Route	1,400 metres
Airport	9.5 miles



INSIDE

GROUND FLOOR

Entrance Hall	
Living Room	15'5" x 13'3"
Family Room	13'3" x 12'8"
Living/Dining/Kitchen	
Living/Dining	15'5" x 13'4"
Kitchen	12'8" x 11'6"
Study	7'9" x 7'7"
Ground Floor wc	7'9" x 4'6"





FIRST FLOOR

Landing	
Bedroom One	13'4" plus bay x 13'1"
En-suite Shower Room	8'9" x 4'5"
Bedroom Two	13'2" x 12'10" plus bay
Bedroom Three	13'3" x 12'9"
Bedroom Four	12'9" x 11'6"
Bathroom	13' x 7'7"



OUTSIDE

There are two driveways with extensive parking and gates (electric for the main driveway).

There are lawned gardens to the front of the property, with mature boundary hedging, specimen plants and trees.

To the rear of the property is a decked area and good size lawned gardens with mature boundary hedging.