



Wrenfield, Brearton, Harrogate, North Yorkshire

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# Wrenfield, Brearton

## Harrogate HG3 3BX

A superb modern detached family home that offers spacious character living with picturesque views to the rear over the private, south facing spectacular gardens.

Knareborough town centre 3.7 miles, Harrogate town centre 6.4 miles, A1(M) (Jct 47) 7.7 miles, Leeds Bradford Airport 17.5 miles

Reception hall | Living room | Office | Kitchen/ dining room | Pantry | Utility | Cloakroom  
Principal bedroom with en suite bathroom | 3 Further double bedrooms | Study/bedroom 5  
Family bathroom | Shower room | Wine cellar  
Double garage | Greenhouse | Gazebo | Gardens  
EPC rating E | No chain

### The property

Wrenfield combines the amenities of modern living whilst having period charm in abundance. This light filled property offers a double storied entrance hall, sealed and double glazed oak windows, internal oak doors with latch door furniture, LPG underfloor heating up and downstairs and briefly comprises a welcoming reception hall with floor to ceiling windows, large, useful store cupboard, a superb feature galleried oak staircase and landing, leading to a luxury, fully tiled guest shower room with the versatility of an adjacent bedroom or additional reception room.

To the rear of the property is a delightful character lounge with open fireplace housing a wood burner above stone wood storage area, exposed vaulted oak beams, solid oak floor, and two pairs of double glazed natural wood French windows, which provide access to an outside terrace entertaining area. There is an arched oak door to the cosy study. One of the main attractions of this spectacular home is its living family kitchen that features generous cooking, living and dining spaces, with double glazed double natural wood French windows which also open onto the garden and

outdoor entertaining space. The kitchen has bespoke wooden cabinetry, multiple granite work surfaces, an Ilve gas and electric range, double Belfast sink, double built in Smeg ovens integrated dishwasher and a walk in shelved pantry. There is a very spacious utility/ boot room with an additional Belfast sink, wooden work surfaces and cabinetry, large full length storage behind double oak doors, separate drinks fridge and a trap door to an underground wine cellar, a gardener's WC and access to the double integrated garage.

To the first floor there is a spacious galleried landing that offers an additional sitting area and significant shelving for storage. The principal bedroom has double eaves storage and sliding triple door built in wardrobes, vaulted exposed oak beams and a large stunning private balcony with views over the private south facing garden and surrounding open countryside. Luxury en-suite wet room with freestanding bath. There are three further double bedrooms with built in wardrobes/ storage and a house family wet room with bath.

There is a large, boarded loft that currently allows for significant storage, but could easily provide additional living space subject to necessary consents.

### Outside

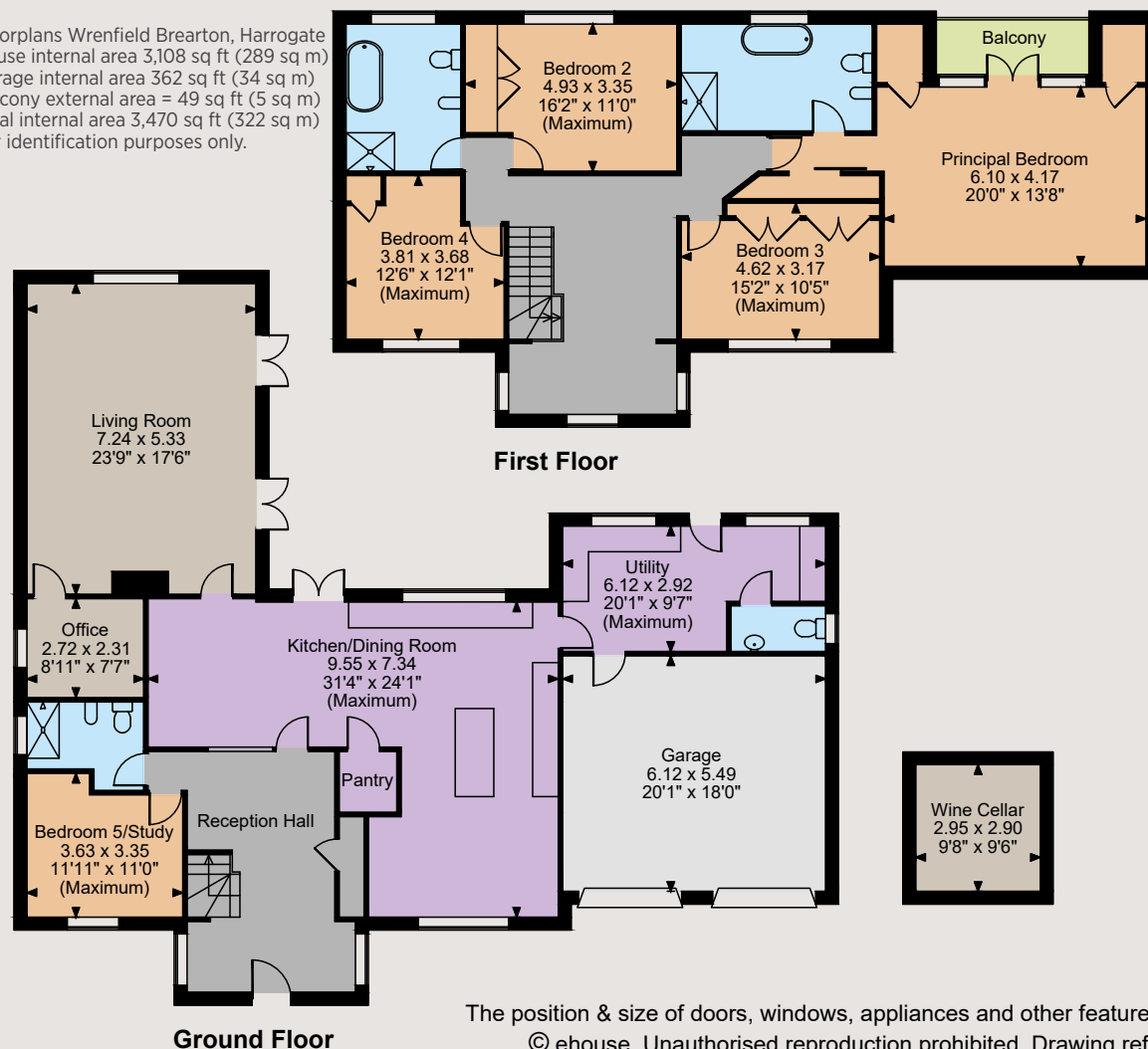
To the front and on approach there is a York cobblestone driveway to ample hard standing, double integrated garage with electric doors and well stocked gardens providing a high degree of privacy. To the side is a large log store and to the rear is a stunning south facing garden featuring extensive entertainment areas on terraces, a large covered breeze house pavilion and a semi-round dry stonewalled and benched fire-pit area. Closer to the house there is a Gabriel Ash greenhouse, four raised vegetable beds, together with a low maintenance but spectacular pumped formal water feature through three round ponds, connected via two rills set amongst 10 formal 'box' style hedging areas. At the very rear of the garden is a more wild 'wet' garden with boardwalk and summerhouse.







Floorplans Wrenfield Brearton, Harrogate  
House internal area 3,108 sq ft (289 sq m)  
Garage internal area 362 sq ft (34 sq m)  
Balcony external area = 49 sq ft (5 sq m)  
Total internal area 3,470 sq ft (322 sq m)  
For identification purposes only.



## Location

Brearton is an ever popular village with a parish church, village hall and a pub/restaurant, while nearby Scotton offers a pub, a village hall, and a primary school. Local amenities are easily accessible in Knaresborough, which has a good choice of shopping and supermarkets, or Harrogate, which has a wider variety of shopping, plus an array of excellent leisure facilities, including the superb Harrogate Golf Club, and cultural facilities. Outstanding-rated schooling in the area includes Meadowside Academy, Knaresborough and Harrogate Grammar School, with Harrogate also offering a choice of renowned independent schools.

## Directions

From Harrogate town centre, take the A61 north and follow the A61 for 4.7 miles before turning right onto Green Lane. Turn left onto Brearton Lane and continue for 0.9 miles before turning left and heading into Brearton village. After 0.3 miles the entrance to the property will be on the right.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity, water and drainage. LPG gas with underfloor heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Price:** £1,295,000

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

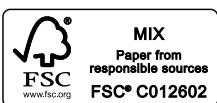
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