




Mouse Hall

Brearton

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A splendid detached property with extensive grounds and potential for further development, in a sought-after village.

An impressive stone-built house with beautifully appointed accommodation and far-reaching gardens and grounds. The property sits on the edge of the popular village of Brearton, backing onto open rolling countryside, and benefits from several outbuildings, including a detached 2-bedroom coach house, a 1-bedroom annexe and 2 partially renovated structures with further development potential.



6 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



APPROX 5 ACRES



FREEHOLD



VILLAGE



TOTAL 8,825 SQ FT (820 SQ M)



GUIDE PRICE £1,750,000



The property

Mouse Hall offers a refined yet welcoming first impression, combining timeless materials, clean architectural lines and a sense of space and privacy befitting a home of this calibre. It has been extended in 2014 to create more than 3,000 sq ft of attractive living space. There is a spacious, welcoming reception hall at the entrance to the property, with double doors leading to the well-proportioned formal dining room, ideal for entertaining and special occasions. Elegant in presentation, the room offers ample space for a large dining table and benefits from a refined atmosphere, perfectly suited to both intimate dinners and larger gatherings. A comfortable family showcase a wealth of exposed timber beams and traditional stone detailing, creating a warm and characterful setting. The room is centred around an attractive fireplace with inset stove, providing a natural focal point and a cosy environment for relaxing. Continue further to characterful and versatile room featuring a vaulted ceiling with exposed beams. The room is well suited for use as a home office/study offering a quiet and practical environment for working or relaxing. A

utility/laundry room towards the rear provides further useful home storage and space for appliances. The heart of the home is the stunning open-plan living kitchen space that blends contemporary design with effortless functionality. The sleek, bespoke kitchen features a large central island with integrated sink, premium built-in appliances, and clean, minimalist cabinetry, perfect for both everyday living and entertaining. Polished stone floors and recessed ceiling lighting enhance the sense of space and light, while expansive sliding glass doors seamlessly connect the interior to the garden beyond. The adjoining dining and lounge areas offer a calm, elegant flow, creating a bright and inviting environment ideal for modern family life and less formal gatherings. Upstairs, the spacious galleried landing leads to three well-presented double bedrooms, including the luxury principal bedroom with its extensive built-in storage and en suite bathroom, which has a bathtub, a walk-in shower and dual washbasins. One further bedroom has an en suite shower room, while the first floor also has a family bathroom with an over-bath shower.



Annexe & Coach House

The annexe and coach house provide additional accommodation for guests, lodgers or family members. The annexe has a Mereway fitted kitchen with under-floor heating and sliding glass doors connecting to the rear patio, while upstairs there is a generous double bedroom en suite.

The coach house currently offers two bedrooms, a good-sized kitchen, further useful living space and a roof terrace. Planning has been granted to extend the coach house. Decision No 25/02664/FUL

Outside

The property sits on a large plot on the edge of the village, with south-facing gardens and grounds to the rear and views across the surrounding countryside. At the entrance, security gates open onto the driveway, with its large parking area and access to the double garage and coach house. Further security measures include CCTV overlooking the entrance and driveway. The sunny gardens at the rear feature a patio area for al fresco dining, with an area of lawn and large, open grassy paddocks beyond, which are ideal for grazing

livestock, with the grounds comprising approximately five acres in total.

Access continues towards the rear, where you will find the partially converted barn and outbuilding, which could be used for garaging and a home gym, or renovated for further accommodation to suit the buyer's requirements, subject to the necessary consents. Decision No ZC23/04201/FUL. The barn has had groundworks completed and will be fitted with a Klargest treatment plant.

Location

The property is located in the small village of Brearton, three miles from the town of Knaresborough and six miles from the centre of historic and popular Harrogate. Brearton has a parish church and a village pub, while nearby Scotton offers a village 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.



Key Locations

- RHS Garden Harlow Carr
- Valley Gardens
- The Stray
- Brimham Rocks
- Ripley Castle
- Fountains Abbey & Studley Royal Water Garden
- Nidderdale Llamas
- The Pinewoods
- Royal Pump Room Museum
- Knaresborough Castle

Nearby Stations

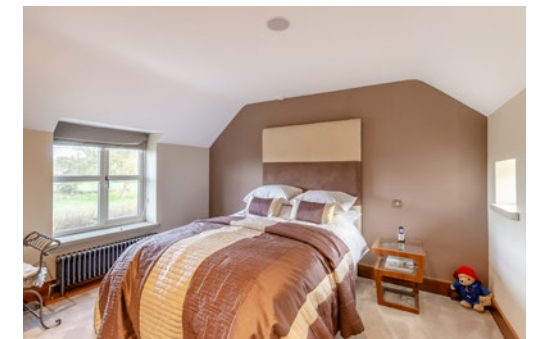
- Harrogate
- Knaresborough

Nearby Schools

- Burton Leonard C of E Primary School
- The Forest School
- Harrogate Grammar School
- The Grove Academy
- Harrogate Ladies' College
- Gateways
- Ashville College
- Belmont Grosvenor

Distances

- Ripley 3.1 miles
- Knaresborough 3.5 miles
- Harrogate 6.5 miles
- Ripon 8.0 miles





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,252 sq ft (302 sq m)
 Garage internal area 433 sq ft (40 sq m)
 Outbuildings internal area 3,220 sq ft (299 sq m)
 Annexe internal area 716 sq ft (67 sq m)
 Coach House internal area 1,184 sq ft (110 sq m)
 Total internal area 8,805 sq ft (818 sq m)
 For identification purposes only.

Directions

HG3 3BX

what3words: ///upwardly.wording.physical

General

Local Authority: North Yorkshire County Council

Services: Mains electric, water and drainage.

The bath and shower rooms have Villeroy and Bosch fittings, booster pumps for the showers and under-floor heating. Further eco and technological features include a bore hole, solar panels, LPG heating with two boilers, and air conditioning to the kitchen and principal bedroom.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

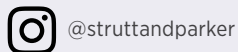
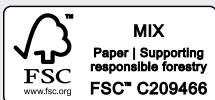
Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

Harrogate

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