



Flatts House, Burton Leonard  
Harrogate, North Yorkshire

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# Flatts House

## Burton Leonard

### Harrogate HG3 3RS

An impressive, recently refurbished country home with a self-contained two-bedroom cottage, in the sought-after village of Burton Leonard, with far-reaching countryside views.

**Main House:** Entrance hall | Drawing room  
Family room | Dining room | Kitchen/breakfast room | Utility room | Boot room | Cloakroom  
Principal bedroom with dressing area and en suite shower room | 4 Further bedrooms with en suites | Family shower room | 2 Further bedrooms | EPC Rating D

Studio / gym | Log store/ stable | Gardens

**Cottage:** Living room | Dining kitchen | Utility room | Cloakroom | 2 Bedrooms with en suites  
EPC Rating C

#### The property

Flatts House is an imposing family home with beautiful stone-elevations that has been lovingly modernised by the current owners and offers 4,146 sq. ft. of light-filled flexible accommodation arranged over two floors. There is also the fantastic addition of a self-contained two-bedroom cottage which is ideal for multigenerational living or for those with a dependant relative.

The ground floor accommodation in the main house flows from a welcoming entrance hall with original Oak wooden floors that continues into the 22ft drawing room with feature exposed beam and fireplace with wood burning stove. Three sets of south facing sash windows flood this room with plenty of natural light throughout the day. The dual aspect family room is of an equally impressive proportion with an open fireplace and raised area to the front of the property which could be used as a cosy snug area.

The heart of the home is the semi open plan kitchen/breakfast room with flag stone flooring that flows through to the dining room. The kitchen has been newly fitted with plenty of pale grey, Shaker style wall and base units and large central island with breakfast bar all with marble worksurfaces. There is a new Aga also in pale grey to fit in seamlessly with the rest of the styling and further modern integrated appliances. The triple aspect dining room has two sets of French doors each opening to their own terrace area. Completing the ground floor accommodation is a large newly fitted utility room with Belfast sink and a rear hall with boot room and cloakroom.

The first-floor accommodation offers a total of five double bedrooms, three of which have contemporary en suite shower rooms, with the generous dual aspect principal bedroom also benefitting from a fitted dressing area. Finally, there is a spacious family shower room.

Detached from the main house is the self-contained two-bedroom cottage comprising a generous modern dining kitchen with wall and base units in grey and large central island with breakfast bar that leads to the charming living room. From here stairs lead to the first floor and the two good sized bedrooms, both with en suites, one with shower room and the second with a bathroom.

#### Outside

The property can be accessed by two individual double electric gates each opening to the wrap around gravelled, in and out driveway that provides parking for multiple vehicles. Across from the main house is the detached annexe with a separate log store/stable and a studio/gym.

The private enclosed gardens are laid mainly lawn with a border of flowerbeds and mature shrubs and trees and feature an extensive raised paved terrace, ideal for entertaining. The property enjoys far-reaching views over neighbouring paddocks and rolling countryside.







# Flatts House, Scarah Lane, Burton Leonard, HG3 3RS

Approximate Gross Internal Area = 299 sq m / 3221 sq ft

Garage = 15 sq m / 163 sq ft

Stable & Log Store = 11 sq m / 121 sq ft

Cottage = 86 sq m / 925 sq ft

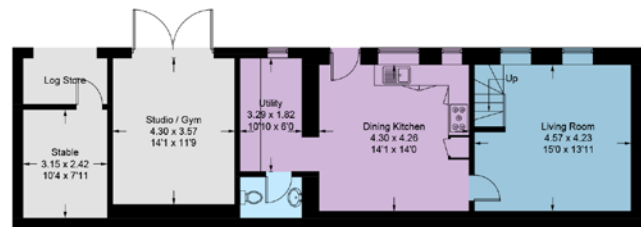
Total = 411 sq m / 4430 sq ft



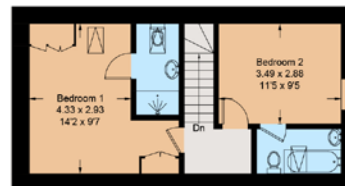
Ground Floor



First Floor



Cottage-Ground Floor



Cottage-First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1130874)

## Location

Located on the fringes of the sought-after village of Burton Leonard there are plenty of local amenities including a village store, Post Office, a public house, village hall, church and a play area. There is a vibrant community feel to the village, with a variety of activities available for all ages and interests. Cultural and historical sites nearby include Newby Hall, RHS Harlow Carr and Fountains Abbey, whilst an excellent selection of countryside walks and rides can be found in the surrounding areas, with the Yorkshire Dales just a short drive away. Harrogate and Ripon both provide an even more extensive range of recreational and shopping facilities.

The area boasts an excellent selection of state schools, many rated as Outstanding by Ofsted, alongside a number of notable independent schools including Harrogate Ladies' College, Cundall Manor, Queen Mary's and Belmont Grosvenor.

The nearby A1(M) ensures easy access to both the north and south of the country, as do the excellent links from Knaresborough train station which offers regular services to central London. With Leeds Bradford airport providing both domestic and international flights.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains services include electricity, gas, water and drainage.

**Council Tax:** Main House Band H, Cottage Band A

**Tenure:** Freehold

**Guide Price:** £1,400,000

**What3Words** - ///sounding.adverbs.facing

## Harrogate

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