

Old Vicarage

Church Lane, Burton Leonard, Harrogate



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An imposing detached property with two-storey outbuilding providing the potential for a self-contained annexe.

A handsome and generously proportioned period family home, built of red-clay brick with hues that vary from russet to autumnal browns, contrasting stone mullion windows and slate roof, it is a superb example of its type. It combines modern amenities and elegant décor that seamlessly blends traditional with present day.



7 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



TRIPLE CAR GARAGE & STUDIO



GENEROUS PLOT



FREEHOLD



VILLAGE



**TOTAL AREA
7,280 SQ FT
(676 SQ M)**



**GUIDE PRICE
£2,300,000**

The property

Old Vicarage offers a total internal area of 7,280 sq. ft of light-filled, flexible accommodation arranged predominantly over two floors of the main house. The current owners have fully refurbished the property during their tenure and added a magnificent orangery. The whole has been configured to provide an elegant and practical, living and entertaining environment.

The main entrance opens into a grand entrance hall with galleried landing above and leads to the ground floor accommodation. To the left is an impressive dining room that is the perfect space for hosting dinner parties, and for a more formal dining setting with its full-height side-aspect bay window and an abundance of space for a generous dining table. A set of French double doors continue through to the comfortable sitting room with feature fireplace, an ideal room to relax and unwind in, whilst being bathed in the warm southerly light from the two large sash windows. A further set of double doors with modern stained glass windows lead to the spectacular orangery with large, vaulted skylight and picture

glazing that floods the room with plenty of natural daylight and affords views across the beautiful surrounding garden. Two sets of bi-fold doors open out to the paved terrace areas.

Back across the entrance hall is the drawing room with a dual aspect and feature fireplace, it exudes a quiet elegance and is an ideal haven in which to withdraw after dinner and entertain. The country style kitchen/breakfast room has a range of Shaker-style wall and base units and a large central island with complementary worktops, a quarry tiled floor and an Aga. The breakfast area has ample space for a family dining table for a less formal dining experience. The breakfast area opens into a side boot room with garden access and a useful, neighbouring fitted utility room provides additional space for storage and appliances provides access to the rear terrace. Completing the ground floor access via the rear hall is a cloakroom and boiler room that has a concealed staircase which descends to a generous cellarage, suitable for storage or for converting to a wine cellar and tasting room.



Stairs rise from both halls to interconnecting first-floor landings with the front hall landing featuring an opaque skylight. The substantial principal bedroom has fitted cabinetry and a spectacular en suite bathroom with twin sinks, a central freestanding claw bath, and a separate walk-in shower enclosure. There are three further double bedrooms with either en suite bathrooms or shower rooms and a smaller bedroom appropriate as a nursery or home study.



Distances

- Ripon 5.8 miles
- Knaresborough 8.3 miles
- Harrogate 10.4 miles
- Thirsk 14.6 miles

Key Locations

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

Nearby Schools

- Burton Leonard CofE Primary School
- Aspin Park Academy
- The Forest School
- Harrogate Grammar School
- King James School
- Ashville College
- The Duchy College
- Cundall Manor
- Queen Mary's
- Belmont Grosvenor

Nearby Stations

- Harrogate
- Knaresborough



Outside

The property is approached through stone pillars and electric double iron gates over a gravelled driveway leading past the house to a block-paved rear courtyard, providing private parking for multiple vehicles and giving access to a heated triple garage with EV Charging point, and connecting double inspection pit, car garage.

The latter has a door to the coach house, which provides a hallway with a separate entrance door, a shower room and a door to the studio with double doors out to the courtyard. Stairs rise to three inter-connecting first floor rooms, two currently used as an office and games rooms, Velux glazing in both providing plenty of natural light. The coach house has the potential to be converted into a self-contained annexe subject to the necessary planning consents which would be ideal for multi-generational living or for those with a dependant relative.

The well-maintained part-walled garden surrounding the property is laid mainly to areas of lawn with a large vegetable garden with raised beds. It features a large wraparound paved terrace and a paved side terrace, both ideal for entertaining and al fresco dining. The whole is bordered by well-stocked shrub beds and mature trees creating a perfect scene of privacy and tranquillity.





Location

The sought-after village of Burton Leonard offers a good selection of day-to-day amenities including a village store, Post Office, public house and primary school together with a village hall, church and village green. 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.

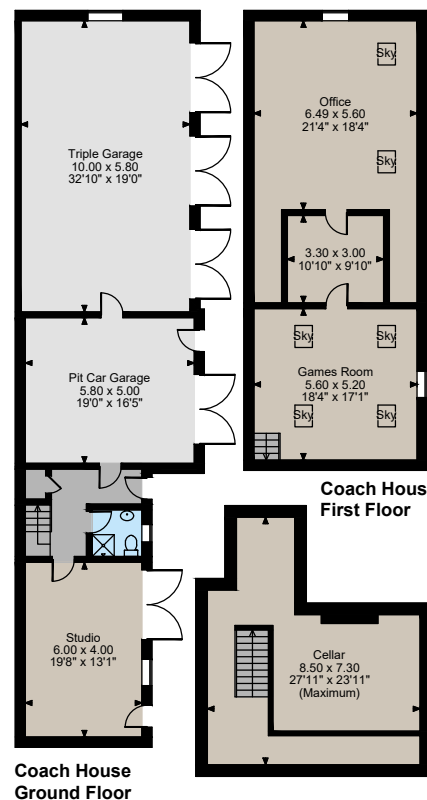
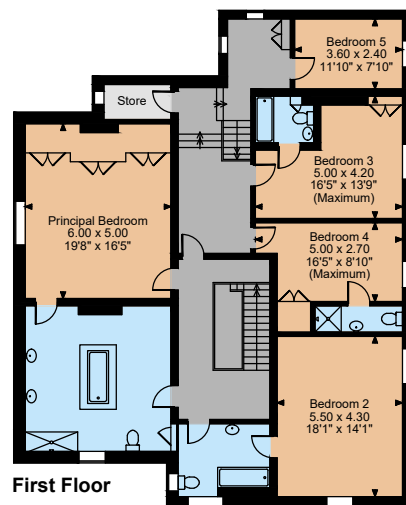
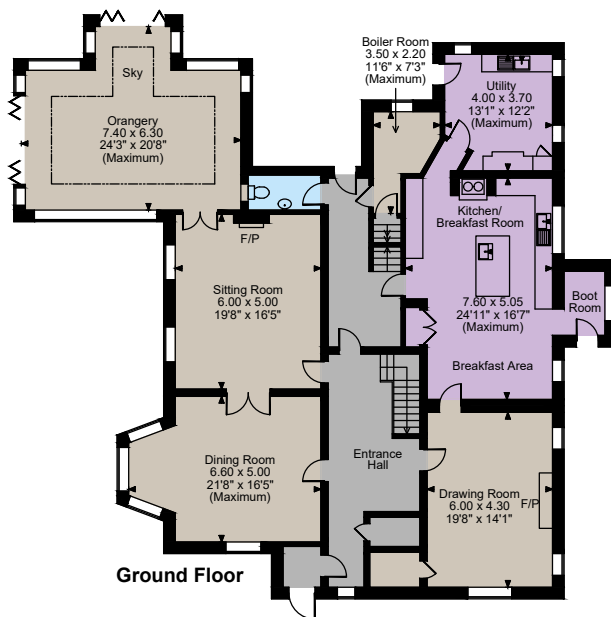
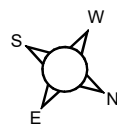
The village benefits from easy access to nearby Harrogate, a Spa town popular as a base from which to explore the Yorkshire Dales and renowned for its shopping facilities including a shopping centre, an arcade and a wide range of independent retailers as well as Asda, Morrisons and Sainsbury's supermarkets.

The area boasts an excellent selection of state schools, many rated as Outstanding by Ofsted, alongside a number of notable independent schools.

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.







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

Main House internal area 5,025 sq. ft (467 sq. m)
Garages internal area 949 sq. ft (88 sq. m)
Coach House internal area 1,306 sq. ft (121 sq. m)
Total internal area 7,280 sq. ft (676 sq. m)
For identification purposes only.

Directions

HG3 3SD

what3words: ///grain.rocky.helpfully

General

Local Authority: North Yorkshire County Council

Services: Mains electrics, gas, water and drainage.
Solar panels with battery storage.

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

Council Tax: Band H

EPC Rating: E

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

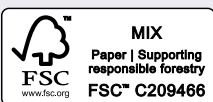
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