

16 Cold Bath Road
Harrogate



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An exceptional Victorian residence of over 7,000 sq. ft, offering magnificent period character and versatile accommodation in the heart of Harrogate's vibrant and desirable Cold Bath Road.

16 Cold Bath Road is an outstanding 19th-century residence dating from 1875 and carries a rich heritage. Records suggest the original house was built circa 1850 for a surgeon, and by 1880, it was owned by the Mayor of Harrogate until 1910. The property has also served as a nursing home and more recently as a fine art gallery providing characterful accommodation in one of Harrogate's most sought-after addresses. The property features high corniced ceilings, tall sash windows, and impressive original fireplaces, offering immense potential to create a magnificent luxury family home, being transformed into a collection of luxury flats or a boutique hotel, subject to the necessary consents.

Currently the ground floor is designed for both grand entertaining and practical family living. A grand entrance hall with mosaic-tiled flooring serves as the central hub, leading seamlessly into three primary reception rooms and providing direct access to an extensive cellar network including a dedicated wine store. The reception rooms comprise a generous parlour and a formal drawing room to the front—both bathed in natural light via tall bay windows—and a sophisticated dining room. The flow moves toward the rear of the property into the heart of the home: a sprawling 25ft kitchen featuring original floor tiling and an Aga. This culinary space is supported by a highly functional service wing comprising a pantry and utility room that provide useful additional space for storage and appliances and leads through to a useful private home office.

A turned staircase, centred around a stunning chandelier, ascends to the first floor where the property's versatility is further highlighted and is dedicated to privacy and comfort. Currently featuring four generous double bedrooms to include the principal bedroom, complemented by its own dedicated dressing room and the addition of a Jack and Jill bathroom that adds a layer of convenience and privacy, making it an inviting retreat within the home. Whilst bedroom two is a grand dual-aspect bedroom that commands the front of the house.

The second floor continues the home's sense of scale, offering three further impressive bedrooms and an additional bathroom. A versatile multi-purpose room completes this level, providing an ideal canvas for a bespoke cinema room, a family games room, or a quiet secondary lounge.

Internal area 7,177 sq. ft (667 sq. m)
7 bedrooms | 3 bathrooms | 5 reception rooms
Large cellar | Attic space
Carport | Generous garden
Freehold

Guide price £1,750,000

Externally, the property is equally impressive. The property enjoys a substantial and beautifully established garden, offering a rare sense of privacy and tranquillity within a central town setting. The garden is mature and thoughtfully landscaped, combining generous areas of lawn with established specimen trees, ornamental planting, pond and secluded seating area.

A characterful timber garden pavilion provides an attractive focal point and creates a sheltered outdoor entertaining space, with built-in circular seating and a central table. Beyond this, a paved terrace incorporates further seating and provides an ideal setting for outdoor dining and entertaining.

The garden is framed by mature trees, shrubs and established borders, creating a leafy, private atmosphere and excellent seasonal colour. Natural stone walls and traditional timber features complement the character of the period residence, while gravelled and paved pathways provide a pleasing contrast to the lawns and planting.

The grounds also benefit from a generous, gravelled courtyard/ parking area, providing practical off-road parking while retaining an attractive, informal character. Overall, the garden combines period charm, mature landscaping, privacy and excellent entertaining space, making it an exceptional feature for a grand town-centre residence.

Location

The property is ideally situated just a quarter of a mile from the heart of the historic and renowned spa town of Harrogate, located on the highly sought-after Cold Bath Road. The town is celebrated for its wealth of fine Georgian and Victorian architecture, complemented by an array of excellent shopping, leisure, and cultural amenities, several supermarkets, and a selection of prestigious independent schools, including The Duchy College, Brackenfield School, and Ashville College.

Transport links are excellent, with the A1(M) within nine miles providing seamless access to the north and south, while Harrogate mainline station offers direct services to London King's Cross in approximately three hours. For those seeking leisure and nature, the property is positioned close to the exquisite RHS Harlow Carr gardens and the golfing facilities of Pannal Golf Club. Additionally, the breathtaking scenery of the Nidderdale National Landscape, with its extensive network of walking, cycling, and riding routes, is within easy reach.



Cold Bath Road, Harrogate
Internal area 7,177 sq ft (667 sq m)
Double carport external area = 235 sq ft (22 sq m)



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General

Local Authority: North Yorkshire County Council
Services: Mains electric, gas, water and drainage
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

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