Highfield

Copgrove, Harrogate

STRUTT & PARKER

BNP PARIBAS GROUP

A fabulous, ultramodern detached three-bedroom bungalow set in a sought-after area adjacent to the village church.

An attractive and imposing stone-clad family home providing generously proportioned accommodation and with planning permission for a two bedroom, two-bathroom first floor extension. It is located in a charming and popular village near to local amenities and within easy reach of the spa town of Harrogate with its comprehensive shopping and recreational facilities.

- **3 RECEPTION ROOMS**
- **3 BEDROOMS**
- **3 BATHROOMS**
- **DOUBLE GARAGE**
- **GENEROUS PLOT**
- **FREEHOLD**
- **VILLAGE**
- **2,694 SQ FT (250 SQ M)**
- **GUIDE PRICE £999,950**

The property

Highfield is a splendid part stone-clad family home offering a total of 2,694 sq. ft of light-filled flexible accommodation arranged over a single floor and with the benefit of planning permission for the addition of two bedrooms and two bathrooms on a first-floor extension.

Configured to offer both elegance and practicality for modern living and entertaining, the property features wooden flooring throughout the reception areas. The accommodation flows from a welcoming reception hall with a cloakroom/ shower room and includes a spacious 25ft sitting room with a contemporary Stovax Cassette wood burner inset fire and a striking front-aspect vaulted bay with full-height glazing. The adjacent front aspect study benefits from useful fitted storage, both rooms enjoying access to an extensive open plan kitchen/dining/family room.

The sleek kitchen has a range of wall and base units providing plenty of storage and includes a large central island with breakfast bar, complementary work surfaces and splashbacks. There are a number of modern integrated Neff and Franke appliances to include a double oven, microwave, coffee machine, fridge, fridge-freezer and wine chiller. There is an inter-connecting fitted utility room for additional appliances that further leads to the terrace and to the integral double garage.

The remaining space, configurable to the purchasers' own requirements, has a magnificent, vaulted ceiling with feature glazing and bi-fold doors to the rear terrace. There is an impressive modern freestanding Scan 85 wood burning stove with feature slate tiled back wall with ample space for a large dining table and additional seating area.

The accommodation is completed by a bedroom wing comprising a generous rear-aspect principal bedroom with fitted storage and a stylish en suite bathroom featuring twin sinks, a bath, and a separate walk-in shower enclosure. A second large double of similar proportions also benefits from fitted storage and an en suite shower room with twin sinks. The remaining bedroom features an angled rear wall.

Location

Located in the serene North Yorkshire countryside, Copgrove village has a strong community spirit, with regular events and activities taking place throughout the year. With its charming village ambiance and picturesque rural vistas, it is ideal for those seeking a peaceful retreat. A key attraction is the historic St. Michael and All Angels Church, dating back to the 12th century as well as offering several scenic walking routes, including the well-loved Nidderdale Way, which showcases some of the region's most breathtaking landscapes.

The nearby village of Burton Leonard offers a larger range of amenities to include a pub, a post office, general store, primary school and a village hall.

The historic spa town of Harrogate and market town of Knaresborough both offer excellent shopping, leisure and cultural facilities, plus several supermarkets, and a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) just 4 miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours.

Outside

The property is approached through twin stone pillars with double electric iron gates (currently disconnected), over a tarmac driveway which provides a wealth of parking and access to the integral double garage. To the side of the property is hardstanding parking for additional vehicles and a paved front terrace area, ideal for entertaining. Set behind an area of level lawn, with a feature water fountain and screened by mature hedging for privacy, the property has plenty of kerb appeal.

The well-maintained garden to the rear is laid mainly to level lawn and features a large wraparound paved terrace accessible from the dining and utility rooms, also ideal for entertaining and al fresco dining. The whole overlooks eight acres of open fields purchased by Copgrove residents to continue to provide stunning views.

Distances

- Knaresborough 4.6 miles
- Harrogate 8.1 miles
- Ripon 7.2 miles
- Wetherby 9.2 miles
- York 21 miles
- Leeds 20 miles

Key Locations

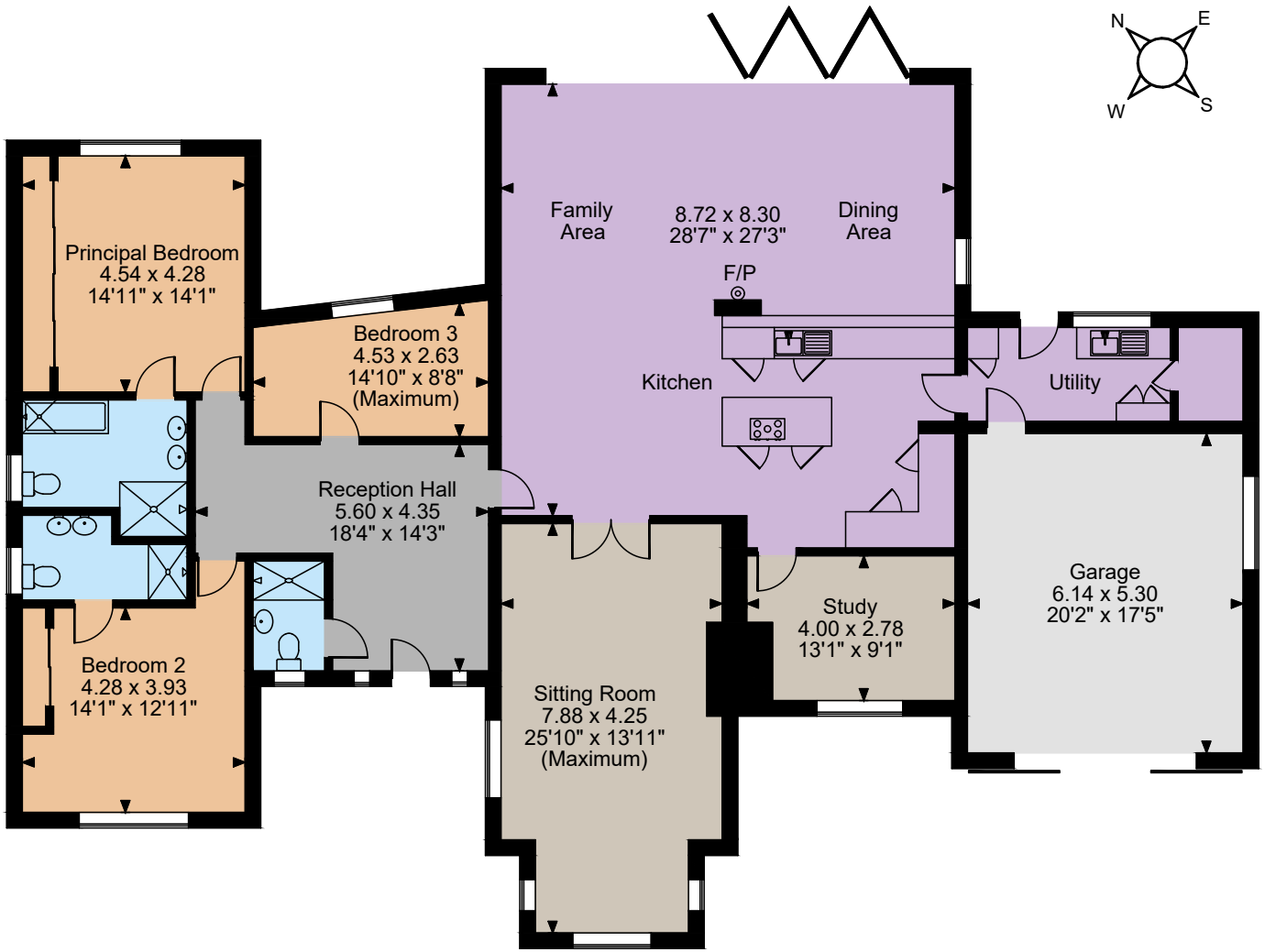
- Copgrove Hall
- Knaresborough Castle
- Mother Shipton's Cave
- Bettys Café Tea Rooms
- Royal Pump Room Museum
- The Turkish Baths Harrogate
- Rudding Park Spa
- Mercer Art Gallery
- RHS Garden Harlow Carr
- Brimham Rocks
- Yorkshire Dales National Landscape

Nearby Schools

- Staveley Community Primary School
- Roecliffe CofE Primary School
- Meadowside Academy
- Aspin Park Academy
- Harrogate Ladies' College
- The Forest School
- Brackenfield
- Ashville College
- Queen Ethelburga's
- Belmont Grosvenor
- Cundall Manor
- Queen Mary's
- King James School

Nearby Stations

- Harrogate
- Knaresborough
- Ripon



Floorplans

Main House internal area 2,344 sq. ft (2178 sq. m)

Garage internal area 350 sq. ft (33 sq. m)

Total internal area 2,694 sq. ft (250 sq. m)

For identification purposes only.

Directions

HG3 3SZ

what3words: ///hilltop.interests.liner

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, water and drainage. Centrally heated

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

Council Tax: Band G

EPC Rating: D

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 ref: 22/02941/FUL

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Juen 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harrogate
9 Westgate House, Albert Street, Harrogate HG1 1JX
01423 561274
harrogate@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP