

# Holly Cottage

Eden Park Estate, Hags Road, Follifoot



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A splendid newly built, two-bedroom, eco-friendly townhouse located between two sought-after villages.

The property forms part of an exclusive development of four townhouses and features high-specification fixtures and fittings and neutral décor throughout, the whole combining to provide an elegant and practical living and entertaining environment. It is located near to local village and town centre amenities, the



**OPEN PLAN LIVING**



**2 BEDROOMS**



**2 BATHROOMS**



**PRIVATE PARKING**



**FRONT & BACK GARDENS**



**FREEHOLD**



**RURAL**



**ECO FRIENDLY**



**GUIDE PRICE  
£499,000**



### The property

Holly Cottage is a contemporary part stone- and timber-clad townhouse that is one of four in an exclusive development, offering light-filled flexible accommodation arranged over two floors. The developers have meticulously designed the 'eco-friendly' property to an exacting standard that is showcased in the impressive grade A efficiency rating. This impressive two-bedroom property features open plan living with the architecture of the space finished in a contemporary modern-eclectic design with a rustic charm.

The accommodation features neutral décor throughout together with a wide range of high-specification fixtures and fittings including solar panels, underfloor heating to the ground floor and upstairs bathrooms, quality joinery, media walls and some fitted furniture and kitchens and utility rooms installed by Room Room Interiors, a Harrogate-based company. Featuring pale feature parquet flooring throughout, the ground floor accommodation flows

from a reception hallway with fitted storage furniture with built-in seating, a modern wooden-floored cloakroom and a fitted utility room. It leads to a large 27 ft kitchen and living room, the kitchen having a range of wall and base units including a breakfast bar, quartz work surfaces and splashbacks, a walk-in larder cupboard, a boiling hot water tap, AEG appliances and a wine cooler. The living room, configurable to the purchaser's own requirements, has a feature wood-lined media wall and full-height glazing incorporating French doors to the rear terrace.

Stairs rise from the reception hallway to a generous first-floor landing, giving access to a generous rear-aspect principal bedroom with a contemporary en suite shower room, and to a further front-aspect double bedroom, along with a modern family bathroom. Both bedrooms benefit from large, almost full-height picture windows with sky lanterns, flooding the rooms with natural light. The two bathrooms are similarly styled, each with Lapidica tiles, wall-hung WCs, and LED mirrors.



## Location

Having an enviable Follifoot address, this property has the advantage of being close to two local villages, Follifoot and Spofforth. The sought-after village of Follifoot has a good range of day-to-day amenities including a village store, post office, church, two public houses, a favoured primary school, a popular children's play area and a cricket club.

The area offers a wide range of sporting clubs including cricket, tennis, football, squash and Follifoot Riding Stables, all within a short drive of the property. Harrogate Rugby Club and Ridding Park Golf Club and Spa are close by along with Spofforth Golf Club which is adjacent to Eden Park.

The spa town of Harrogate is approximately four miles and is the perfect base from which to explore the Yorkshire Dales. There are plenty of shopping facilities including a shopping centre, arcade and a wide range of independent retailers as well as the larger supermarkets with Sainsbury's and Fodder a short drive from the property. The nearby A1(M)

ensures easy access to both the north and south of the country, as do the excellent links from Pannal and Harrogate train stations.

## Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance fenced front garden, paved for ease of maintenance and featuring a gravelled path to the front door flanked on each side by inset flowerbeds and over a side driveway that provides private parking.

The property also benefits from a further area of stock-fenced garden to the front aspect, suitable for a variety of uses. The manageable stock-fenced rear garden is laid mainly to level lawn and features a paved terrace off the living room, ideal for entertaining and al fresco dining, the whole enjoying far-reaching views over surrounding countryside.



## Distances

- Spofforth 2.0 miles
- Follifoot village 2.2 miles
- Pannal 2.2 miles
- Harrogate 4.9 miles
- Leeds Bradford Airport 11.3 miles
- Leeds 14.8 miles

## Key Locations

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

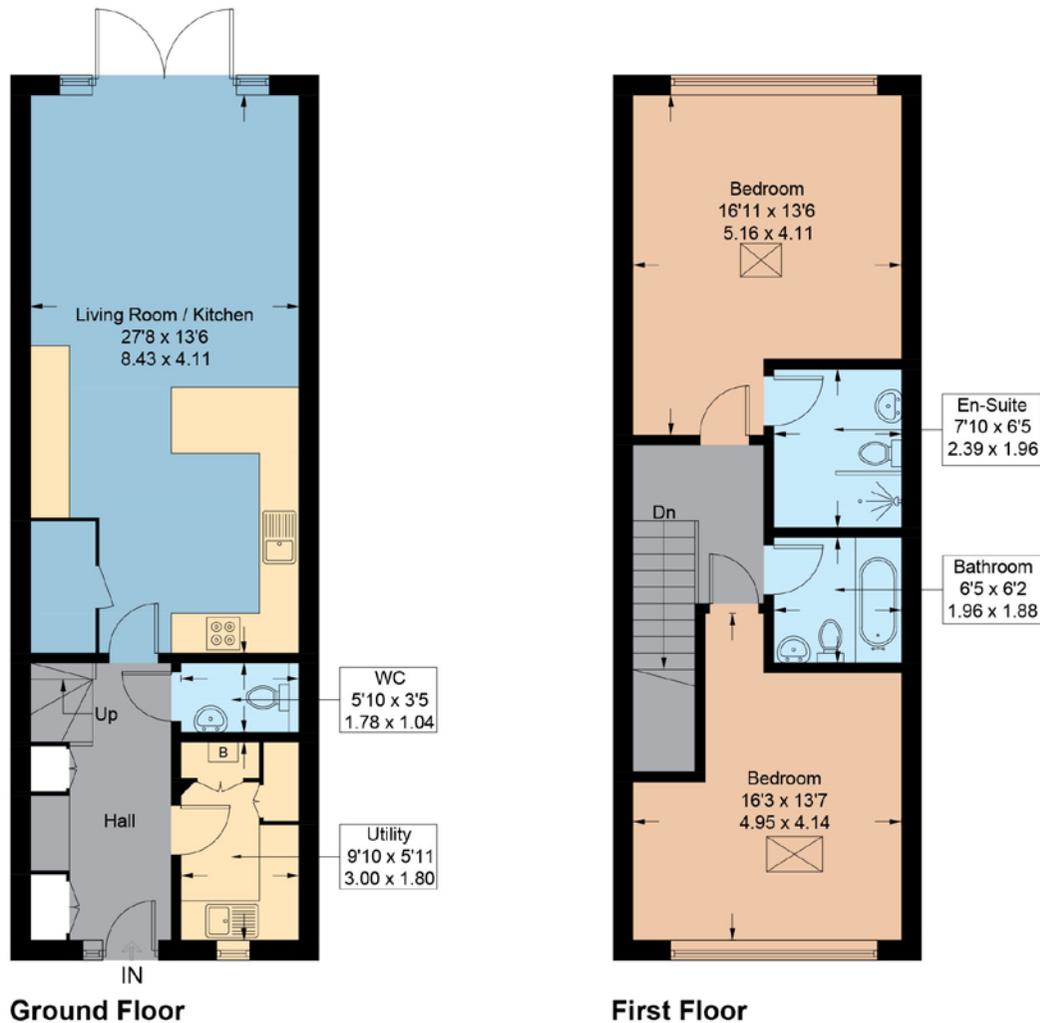
## Nearby Schools

- Ashville College
- Harrogate Ladies' College
- Brackenfield
- Gateways
- The Grammar School
- Belmont Grosvenor
- Queen Ethelburga's College
- Harrogate Grammar School
- St. Aidan's C of E High School
- St. John Fisher Catholic High School
- Follifoot C of E Primary School

## Nearby Stations

- Pannal
- Harrogate





## Floorplans

For identification purposes only.

## Directions

HG3 1EQ

what3words: ///crowned.privately.senders

## General

Local Authority: Nort Yorkshire County Council

Services: Mains electric and water.

Private drainage which we believe to be compliant.

Solar panels with batteries.

Air source heat pump.

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

Council Tax: To be confirmed

EPC Rating: PEA rating A

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## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com



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