



WILLOW HOUSE

Willow House  
22 Fulwith Mill Lane

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A truly stunning, luxury home with indoor swimming pool, extensive south-facing garden and views over Crimple Valley.

A magnificent stone-built detached family home set in one of Harrogate's most sought-after and exclusive residential areas. The property features six bedrooms and spacious, open plan living with contemporary styling and sleek minimalist décor throughout. The home also includes a stunning 10 metre heated indoor swimming pool and gym complex.



**5 RECEPTION ROOMS**



**6 BEDROOMS**



**6 BATHROOMS**



**FOUR CAR GARRAGE**



**LARGE SOUTH FACING GARDEN**



**FREEHOLD**



**SOUGHT AFTER TOWN LOCATION**



**7,595 SQ FT (703 SQ M)**



**GUIDE PRICE £2,500,000**



### The property

Willow House is a substantial detached home offering a total of 7,595 sq. ft of luxury, light filled modern accommodation arranged over four floors. The current owners have meticulously designed the 'eco-friendly' property to an exacting standard that is showcased in the impressive grade A efficiency rating.

The spectacular reception hall with an elegant sweeping turned staircase that leads to a galleried landing above sets the tone for this property. The recessed LED lighting, deep moulded ceiling cornice, tiled flooring and neutral décor gives the space a fresh and contemporary feel which continues throughout.

To the front of the ground floor are two comfortable reception rooms to include the private study and the sitting room, both have wide tread oak flooring and bay windows. The sitting room features a Portuguese stone sealed unit gas fireplace and connects to the dining room towards the rear via sliding doors. There is ample space for a large dining table and chairs with

French doors that open onto the private southwest facing Indian stone rear terrace. The dining room flows into the heart of the home, the superb L-shaped, 48ft open-plan living, kitchen and entertaining space that overlooks the rear garden and terraces.

The bespoke kitchen has been designed by Clarity Arts and features fitted units to base and wall level, a generous central island with a breakfast bar, and modern integrated appliances such as a Quooker tap, oven, steam oven, coffee machine and dishwasher. The family area of this room boasts a triple aspect with French doors which immerse this space with natural light creating the perfect family and entertaining space. The adjoining utility room provides further space for home storage and appliances and gives access to the integral garage. Completing the ground floor is a cloakroom and WC.



On the first floor you will find the palatial 34ft principal bedroom with a large dressing room and opulent en suite bathroom with freestanding bath, his and her sinks and separate walk-through shower. There are French doors in both the bedroom and bathroom suite that open out to two potential separate roof terraces, subject to the necessary planning consents, with fantastic far-reaching views over Crimple Valley. There are three further double bedrooms on the first floor, all of which have en suites.

The second floor offers an additional two double bedrooms, which share a shower room and access to the remaining roof void providing useful and easily accessible storage.

Finally, to the lower level you will find the leisure suite with a 38ft gym and games room and a heated indoor swimming pool with shower and changing facilities, both of which open onto the private lower rear terrace via French doors. There is an additional 19'10" plant/storeroom, ideal for garden furniture during the winter months amongst other things.

## Outside

At the front of the property, electric security gates open onto the driveway with a large turning circle creating drive-in, drive-out access and provides plenty of parking space for multiple vehicles. The integrated quadruple 41ft garage has electric up and over main access for further parking or workshop space as well as personal side door.

The garden is predominantly situated to the rear and enjoys a sunny south-facing aspect, extending to approximately 200ft. It features many great outdoor entertaining spaces such as the upper terrace, accessed via French doors from the kitchen and breakfast room, providing an ideal space for al fresco dining. There is also a sunny lower terrace, accessed via the gym and swimming pool, with steps leading up to the spacious, far-reaching lawn, which is bordered by mature trees and established hedgerows. Towards the bottom of the garden is a pond.

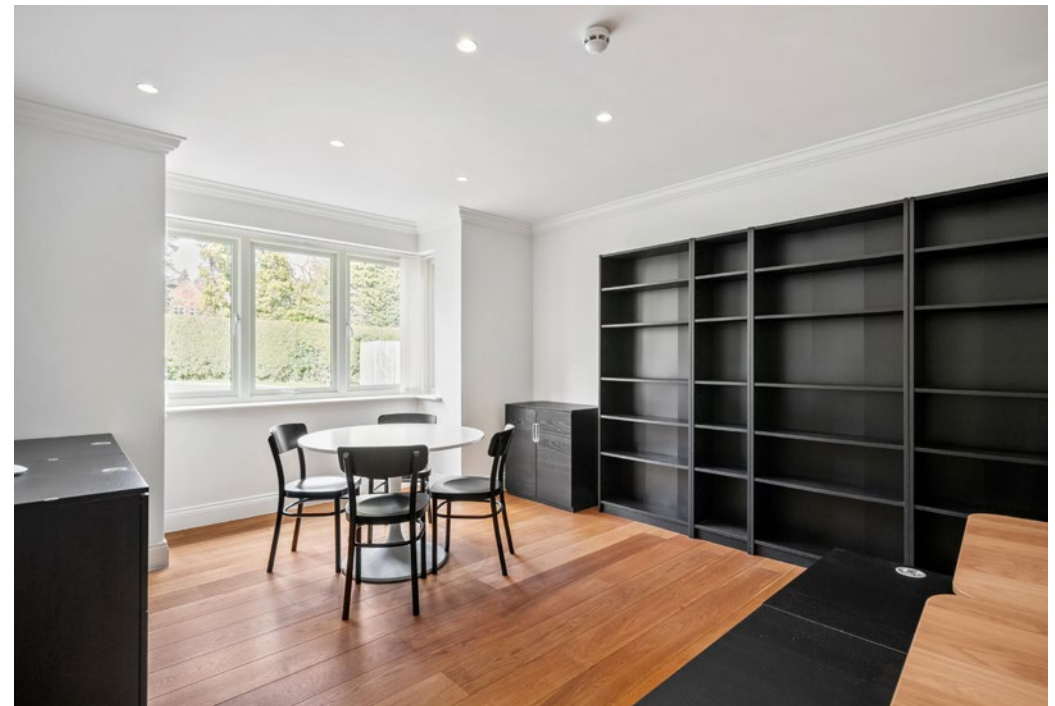
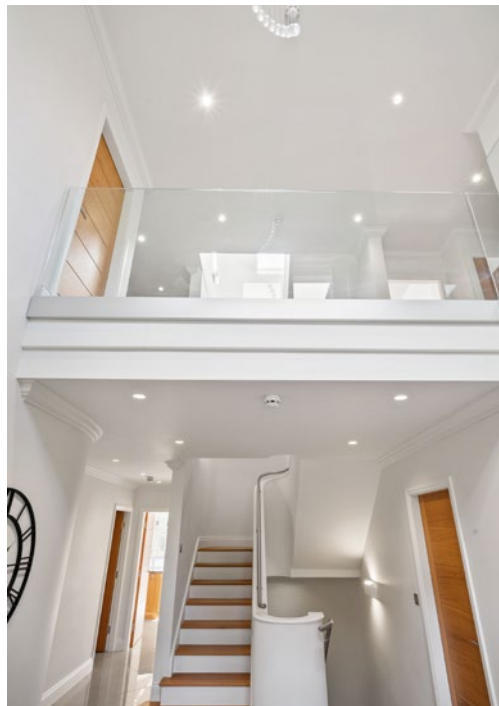


## Distances

- Harrogate town centre 1.5 miles
- Knaresborough 4.5 miles
- Wetherby 8.0 miles
- Leeds 13.5 miles
- York 21.0 miles

## Nearby Schools

- Harrogate Grammar School
- Western Primary School
- Brackenfield School
- Ashville College
- Belmont Grosvenor School
- St Aidan's CofE High School
- Rossett School
- Oatlands Infant School
- Harrogate Ladies' College











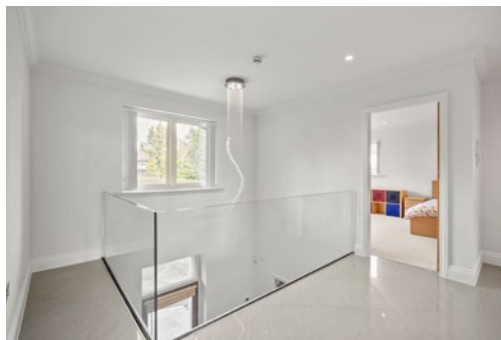
## Location

Located in the popular south side of Harrogate, less than two miles from the centre of the historic and popular spa town, and moments from the beautiful surrounding North Yorkshire Countryside. It has a wealth of local amenities offered on Leeds Road, including local shops, Marks & Spencer Simply Food, Harrogate Cricket club and the Hornbeam Business Park.

The town itself boasts a wealth of fine Georgian and Victorian architecture including the famous Betty's tea rooms, excellent shopping, leisure and cultural facilities, cinemas, cafes and restaurants and a number of supermarkets. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.

For the commuter the property is well connected by road, with the A1(M) just 10 miles from the property, Offering easy access to the north and south. There is a train station at Hornbeam Park to connect with the mainline stations at Leeds or York. While Harrogate mainline station offers direct services to London Kings Cross in three hours. Also, Leeds Bradford International Airport is approximate 11 miles for travel further afield.

There are highly regarded local primary and secondary schools both private and state nearby. Including Rossett School, Ashville College and Harrogate Grammar School.



## Nearby Stations

- Hornbeam Park Station
- Harrogate Station
- Pannal Station

## Key Locations

- Valley Gardens, Harrogate
- The Stray
- Turkish Baths
- Royal Pump Room Museum
- RHS Garden Harlow Carr
- Ripley Castle & Gardens
- Knaresborough Castle
- Mother Shipton's Cave











## Floorplans

Gross internal area excluding Garage & Eaves 7,595 sq. ft (703 sq. m)

For identification purposes only.

## Directions

HG2 8HJ - what3words: ///hello.fade.secure

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electric, gas, water and drainage

Sealed unit double glazing

Gas fired central heating

Underfloor heating to the ground and first floors

Solar panels with a 4kw capacity

Rainwater harvesting system

CAT 5e and network-based CCTV

MVAC for efficient heat exchange ventilation

Central vacuum system with outlets to each floor

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

**Council Tax:** Band H

**EPC Rating:** A

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

**Agents notes:** Some CGI's used in the marketing.

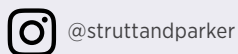
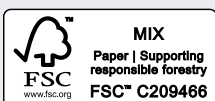
## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

harrogate@struttandparker.com  
struttandparker.com

**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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

