Chantry House
Harrogate Road, Spofforth

Strutt & Parker

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A handsome period house with five bedrooms, separate cottage and a wealth of attractive original details, set in the heart of the charming village of Spofforth

Chantry House is a fine Grade II listed village house with five bedrooms and a rich architectural history. Principally dating from the 18th and 19th centuries, with earlier 13th century remains noted in its Historic England listing, the property combines elegant stone elevations, tall sash windows, high ceilings and attractive original details. Set in the heart of Spofforth, it offers genuine period character within easy reach of Harrogate and Wetherby.

The ground floor provides two main reception rooms. These include the impressive dining room with its two large southeast-facing sash windows with window seats and chandelier light fitting, as well as the spacious dual aspect sitting room with an open fireplace, which is a comfortable and airy space in which to relax. There is also a useful home office or snug adjoining the dining room via bi-fold doors. Additionally, the ground floor has a well-equipped breakfast kitchen with fitted units in white, integrated appliances, an Aga and space for a breakfast table for informal, everyday dining.

There are four well-presented bedrooms on the second floor, including the spacious principal bedroom with its built-in wardrobes and en suite shower room. The three further bedrooms all benefit from their own washbasins, while the second floor also has a family bathroom with an over-bath shower. The fifth bedroom is found on the first floor, alongside a storage area with built-in cupboard space.

Total internal area 4,100 sq. ft (381 sq. m)
3 reception rooms | 5 bedrooms
2 bathrooms
2 garages & outbuildings
Annexe potential
Generous garden | tennis court
Freehold
Village

Guide price £1,100,000

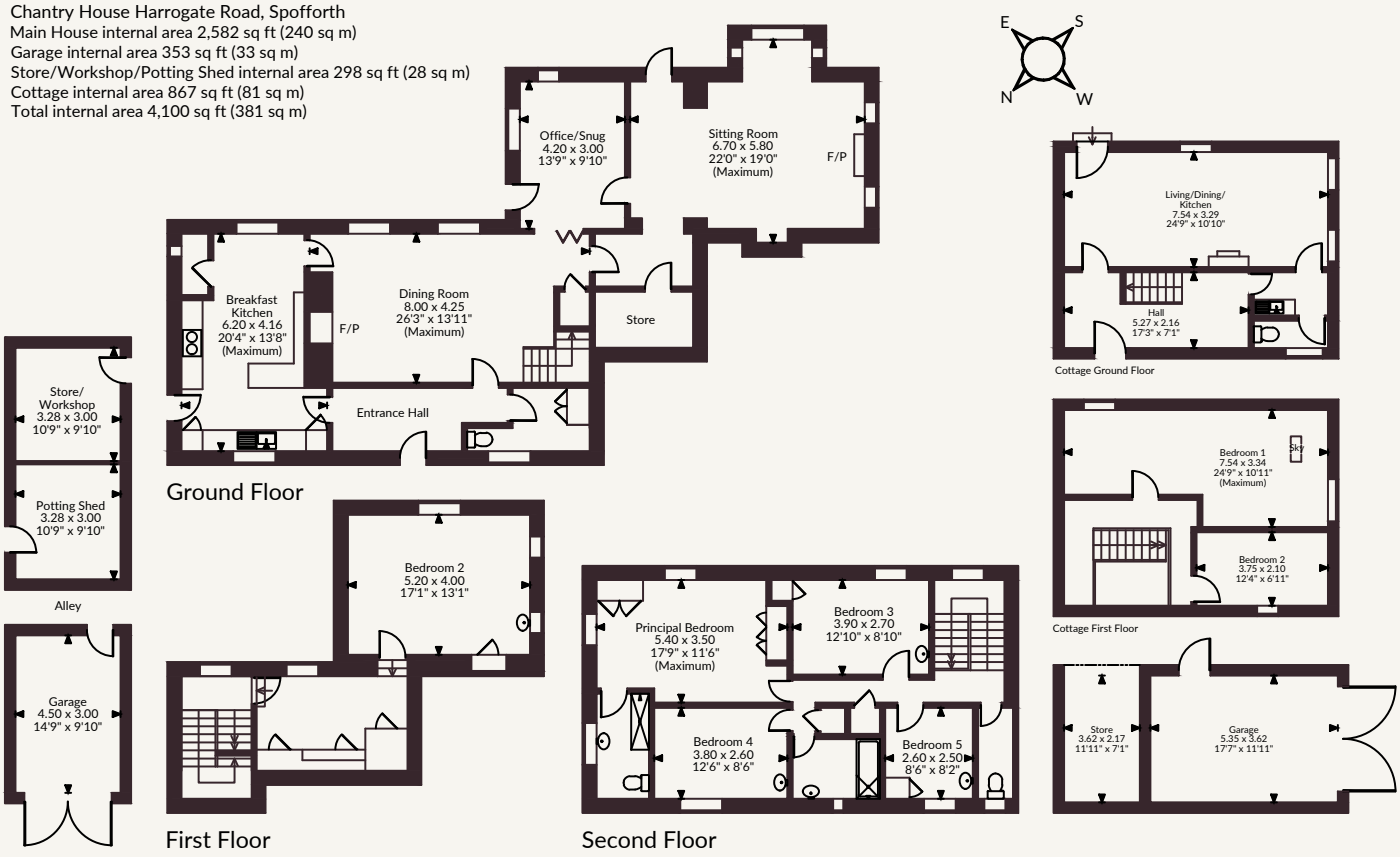
Set back from the road in a leafy, secluded plot, the private gravel driveway at the front provides plenty of parking space, as well as access to the two detached single garages, stores, workshop, potting shed and a cottage with potential to convert to an annexe. The generous peaceful gardens at the rear offer a sunny flag stone patio area for al fresco dining, with a well-kept lawn beyond, establish borders, sunken rose garden, mature hedgerows, trees and beds with various shrubs. The grounds also include a tennis court.

Location
The property is located in the small village of Spofforth, five miles from the historic and popular spa town of Harrogate and two and a half miles from Wetherby. Spofforth has a village shop, a local pub and a primary school, while further amenities, including a range of shops, supermarkets, restaurants and cafés and schools can be found in Wetherby. Harrogate is known for its wealth of fine Georgian and Victorian architecture, and also has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent. The area is well connected by road, with the A1(M) less than five 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.

Postcode region: HG3

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

Chantry House Harrogate Road, Spofforth
Main House internal area 2,582 sq ft (240 sq m)
Garage internal area 353 sq ft (33 sq m)
Store/Workshop/Potting Shed internal area 298 sq ft (28 sq m)
Cottage internal area 867 sq ft (81 sq m)
Total internal area 4,100 sq ft (381 sq m)



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