



Grasmere House, High Lane, Harrogate

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Grasmere House

High Lane, High Birstwith

Harrogate HG3 2BF

A magnificent period country house with extensive accommodation and outbuildings, in a peaceful rural setting, set in approximately 8.5 acres close to Harrogate

Birstwith village 1.2 miles, Hampsthwaite village 2.4 miles, Harrogate town centre 6.3 miles, Harrogate mainline station 6.8 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 13.9 miles

Drawing room | Snug | Office | Dining room
Kitchen | Pantry | Laundry | Cloakroom
Boot room | Principal bedroom with en suite bathroom | 4 Further bedrooms, 2 en suite, 1 with dressing room | Shower room | Barn/garage | Carport | Workshop | Store | Gardens
EPC rating E

The property

Grasmere House is a substantial five bedroom detached country house set in approximately 8.5 acres with 4,106 sq. ft. of living accommodation and over 6,000 sq. ft. of total floor area. The property is set in a peaceful rural position and features handsome stone elevations with climbing wisteria, while inside there is light, airy living space with elegant, understated accommodation and contemporary fittings.

There are four reception rooms on the ground floor including an extremely spacious drawing room. With its wooden flooring, fireplace and triple aspect, including two sets of French doors, it is a splendid space in which to relax or entertain. There is also dining room, which adjoins the well-equipped kitchen in an open-plan layout, as well as a comfortable snug and a home office. Additionally, the large laundry room provides space for storage and home appliances, while the pantry and boot room provide further useful storage space.

There are four well-presented bedrooms on the first floor, including the generous principal

bedroom, which has an en suite bathroom, extensive fitted storage and French doors opening onto a balcony. The second bedroom has a dressing room and an en suite bathroom, and the first floor also has a family shower room. Further up on the second floor there is a further well-proportioned double bedroom in the eaves, with an en suite shower room.

Both the ground floor and first floor accommodation benefits from underfloor heating. The property also has the added advantage of a ground source pump. Planning permission is in place to further extend the property.

Outside

The property is set in a rural position and is surrounded by extensive gardens and grounds. There are two main outbuildings – the barn/garage and the carport, which provide plenty of parking space in addition to the gravel courtyard area. There are solar panels fitted on the roof of the garage which provides enough electricity to power the electric car charging points. The gardens include extensive paved and gravel terracing, a vegetable garden with raised beds and a greenhouse, an ornamental pond, a wood-fired hot tub and rolling lawns and meadows, with border flowerbeds, various shrubs and numerous mature specimen trees.

Location

Grasmere House is surrounded by stunning countryside on the edge of the Nidderdale Area of Outstanding Natural Beauty. Everyday amenities can be found in nearby Kettleasing, Birstwith or Hampsthwaite, while historic and popular Harrogate has a variety of shopping and leisure facilities, including a superb selection of cafés, restaurants and pubs, as well as independent shops and cultural attractions. There is a fine choice of schooling in the area, including a primary school in Kettleasing as well as the outstanding-rated Hampsthwaite C of E Primary School and the prestigious private school, Belmont Grosvenor School. The area has easy access to a variety of excellent walking, riding and cycling routes, as well as a choice of golf courses in the Harrogate area.





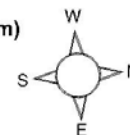








Grasmere House High Lane, High Birstwith
Main House internal area 4,106 sq ft (382 sq m)
Garage internal area 1,566 sq ft (146 sq m)
Workshop, Store & Carport internal area 552 sq ft (51 sq m)
Balcony external area = 53 sq ft (5 sq m)
Total internal area 6,224 sq ft (579 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Directions

From Harrogate, take the A59/Skipton Road west away from the town, after 3.6 miles turn right onto White Wall Lane. Continue for 0.9 miles, turn right onto Tang Road, then turn left onto Back Lane. Turn left again, after 0.4 miles, turn right onto High Lane. The entrance to the property will be on your left after 0.3 miles.

General

Local Authority: North Yorkshire Council
Services: Mains electricity and water. Private drainage via septic tank. LPG gas. Ground source heat pump for hot water and central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,500,000

Agents notes: Prospective purchasers are advised that they must make their own enquiries to the local planning authority. Planning permission to add another bedroom/ gym; extend family room; reconfigure other parts of the house adding 540sq. ft. Application Ref No 21/04529/FUL. Please contact the agent for visuals.

Harrogate

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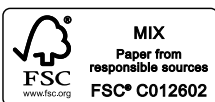
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