



Croft House, Otley Road, Killinghall,  
Harrogate, North Yorkshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## Croft House, Otley Road, Killinghall HG3 2BE

An imposing detached 5-bedroom farmhouse located in a highly sought-after village to the north of Harrogate, close to local amenities.

Killinghall 0.8 mile, Hampsthwaite 2.3 miles, Harrogate and station 2.5 miles (London Kings Cross 3 hours), Ripon 9.6 miles, A1(M) (Jct. 47) 10.1 miles, Leeds Bradford Airport 13.1 miles, Leeds 18.7 miles

Drawing room | Sitting room | Family room  
Kitchen/dining area | Orangery | Cloakroom  
Boot room | 4 Bedrooms | Study/bedroom 5  
Family bathroom | Family shower room | 3 Attic rooms | Garden | Garage | EPC rating F

### The property

Croft House is an attractive stone-built property offering 3,484 sq. ft. in total, of sensitively modernised accommodation arranged over three floors. The property has a mixture of period features including sash windows, some exposed beams and original fireplaces whilst finished to a contemporary finish throughout. The ground floor accommodation flows from a reception hall/boot room with stone tiles and built in storage, with a useful cloakroom. The extensive kitchen/dining area and has a range of wall and base units including a breakfast bar, modern integrated appliances and flows through to the vaulted orangery with exposed beams, stone walls, contemporary freestanding woodburning stove and French doors to the front aspect. Completing the ground floor is the inter-connecting drawing room with parquet flooring and door to the rear garden, the generous sitting room and family room both with feature rear aspect bay windows and feature fireplaces with woodburning stoves.

On the first floor the property offers a spacious principal bedroom, three further double bedrooms, two with rear aspect window seating, a well-proportioned study, suitable for use as an additional bedroom if required, a modern

family shower room and a contemporary family bathroom with free standing bath and separate shower unit. The property also benefits from three inter-connecting attic rooms, suitable for a variety of uses.

### Outside

Accessed via Pickling Croft Lane, the property is approached through twin stone pillars and double wooden gates over a gravelled driveway providing private parking and gives access to the detached garage and large front aspect paved terrace.

The generous well-maintained rear garden is laid mainly to lawn interspersed with mature shrubs and trees and features numerous seating areas, a vegetable garden with raised beds, garden pond with deck, and part-covered rear terrace, all ideal for entertaining and al fresco dining, the whole enjoying far-reaching views over surrounding countryside.

### Location

Set on the River Nidd, the historic village of Killinghall offers a range of day-to-day amenities including two churches, a village hall, convenience store, children's nursery and play area, GP surgery, garden centre, cricket club and popular primary school. The nearby spa town of Harrogate is renowned for its shopping facilities and a wide range of independent retailers as well as the larger supermarkets and sports facilities including cricket, tennis, rugby, football and squash clubs and five golf courses. Communications links are excellent: the village offers regular bus services between Harrogate, Ripon and Leeds, the A61 running through the village links to the the A1(M), ensuring easy access to the north and south of the country and to the national motorway network, and Harrogate train station has regular services to major regional centres and to central London. The area provides a good selection of state primary and secondary schooling including Harrogate Grammar School (rated Outstanding by Ofsted) together with a wide range of noted independent schools including Harrogate Ladies' College, Brackenfield, Belmont Grosvenor and Ashville College.

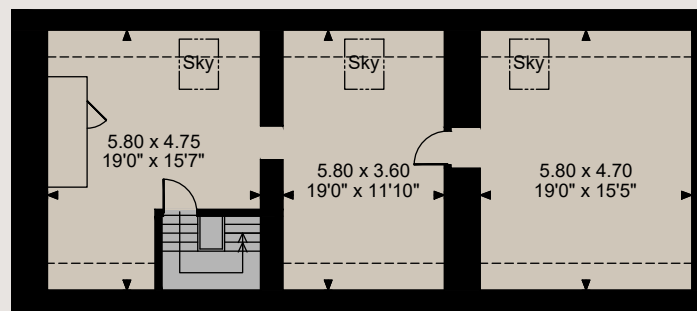
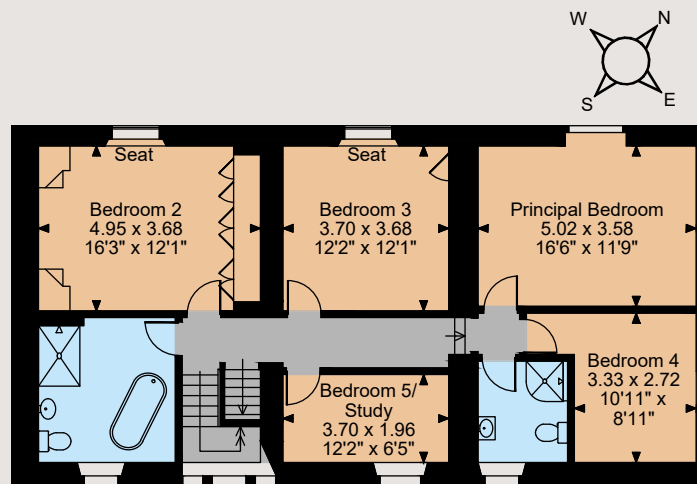
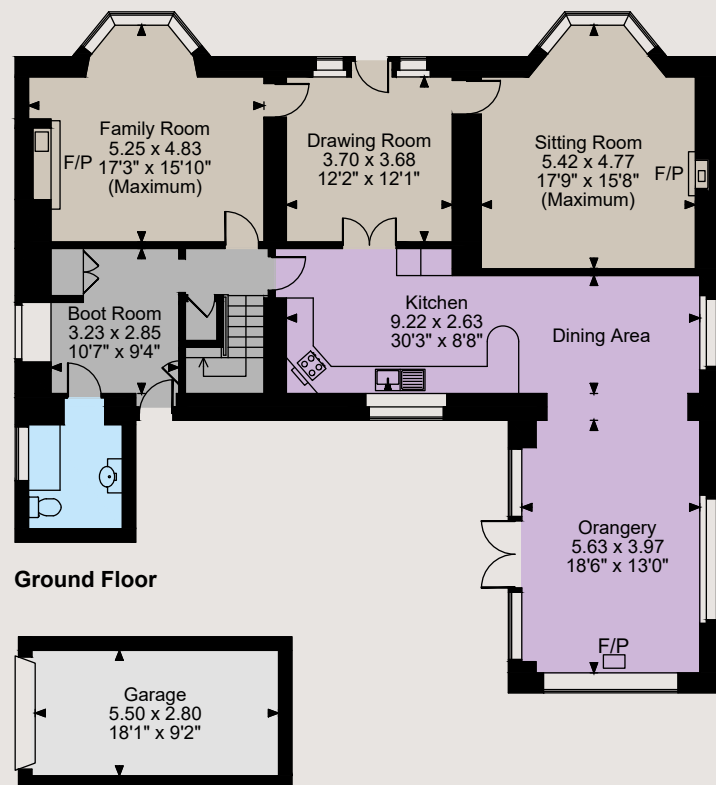








Floorplans Croft House Otley Road, Killinghall  
Main House internal area 3,318 sq ft (308 sq m)  
Garage internal area 166 sq ft (15 sq m)  
Total internal area 3,484 sq ft (324 sq m)  
For identification purposes only.



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



## Directions

From Strutt & Parker's Harrogate office head south on Princes Square, turn right onto Victoria Avenue then turn right onto West Park (A61). After 1.9 miles bear left onto Grainbeck Lane, turn left onto Otley Road (B6161) then turn right onto Picking Croft Lane. Croft House can be found on the left.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity, water and drainage. LPG-fired central heating.

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £999,950

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561 274**

harrogate@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**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 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited