

Brooklands

Plompton Road, Follifoot, Harrogate



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine seven-bedroom period house with extensive, attractive accommodation and an annexe, in a charming village

A handsome detached period house with a wealth of finely appointed accommodation, set in the heart of a picturesque village. The property provides light, airy and spacious accommodation, while outside there is a splendid garden and a detached annexe, providing additional accommodation for guests or family members.



5 RECEPTION ROOMS



8 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



LARGE PLOT



FREEHOLD



VILLAGE



**4949 SQ. FT /
459.8 SQ. M**



**OFFERS OVER
£1,800,000**

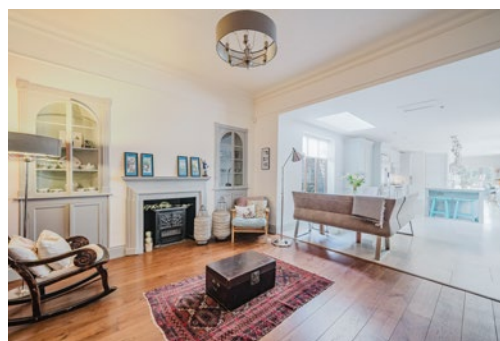
The property

Brooklands is a fine detached period house with seven bedrooms and a total of 4,949 square feet of beautifully presented accommodation with elegant styling and attractive fittings. The property features handsome brick elevations and large sash windows, while inside there are comfortable, flexible reception rooms in which to relax or entertain. These include the 35ft sitting room across the front of the house, which has two large bay windows welcoming plenty of natural light, ornate cornicing and ceiling roses and dual fireplaces, both of which are fitted with logburners. The ground floor also has a useful study for home working, and a comfortable family room with solid oak flooring and a fireplace with a stove, while the family room adjoins the stunning, open 45ft kitchen in an open-plan layout. There is tiled limestone flooring and space for a family dining table with a ceiling lantern skylight overhead, while the kitchen itself has shaker-style units, a central island with a breakfast bar, a stainless steel range cooker and integrated appliances by Miele. Adjoining the kitchen there is a pantry, a utility room and a boiler room for

further storage and home appliances. Double doors lead from the kitchen to the sunny orangery also with tiled limestone flooring, electric ceiling blinds and a glass roof that has auto open/close sensors, dual French doors and panoramic windows with views across the garden.

On the first floor, the galleried landing leads to five double bedrooms, including the generous principal bedroom with solid oak flooring and en suite bathroom with marble, walls and floor, a freestanding bathtub, dual washbasins and walk-in shower. The first floor also has a family bathroom and an additional shower room with a walk-in shower. The second floor provides a further two double bedrooms with skylights overhead, both of which have access to eaves storage.

The detached annexe provides valuable additional accommodation, and could be used for family members or lodgers, or utilised as a studio space. It includes an open-plan sitting room and kitchen with a vaulted ceiling, as well as one double bedroom and an en suite shower room.



Location

The property lies in the peaceful and charming village of Follifoot, just to the south of Harrogate. The village provides a local shop, a pub and a village hall, as well as a cricket club, riding school, rugby club, private golf club at Rudding Park and a primary school.

Knaresborough is easily accessible, providing further amenities, while Harrogate town centre is less than five miles away, with its wealth of fine Georgian and Victorian architecture, and excellent shopping, leisure and cultural facilities. The town also provides access to several large supermarkets, and a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) just six 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. The beautiful RHS Harlow Carr gardens are nearby, 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.

Outside

At the front of the property, the garden features an area of lawn with well-stocked border beds, filled with various shrubs, hedgerows and colourful flowering perennials. The driveway leads to a gated entrance towards the rear, where there is parking space and access to the double garage for further parking or storage space. The garden at the rear has a spacious patio for al fresco dining, with an outdoor kitchen featuring space for barbecues, a built-in pizza oven and a food prep area. There is an area of well-maintained lawn beyond, bed with a wealth of established shrubs and borders of mature trees, creating a sense of peace and privacy. A vegetable garden with raised beds and a greenhouse provides space for growing own produce.



Nearby Stations

Pannal
Knaresborough
Harrogate / Hornbeam Park

Key Locations

RHS Garden Harlow Carr
Valley Gardens
The Stray
Brimham Rocks
Ripley Castle
Fountains Abbey & Studley Royal Water Garden
Nidderdale Llamas
The Pinewoods
Royal Pump Room Museum
Knaresborough Castle
Stockeld Park
Rudding Park Country Hotel, Spa & Golf Club
Plompton Rocks

Nearby Schools

Harrogate Grammar School
St. Aidan's
St. John Fishers
Ashville College
Harrogate Ladies' College
Brackenfield
Follifoot CofE Primary School
Pannal Primary
King James's School
Western Primary School
Goldsborough CofE Primary School
Aspin Park Academy

Distances

Knaresborough 3.1 miles
Harrogate 4.5 miles
Wetherby 6.2 miles
Leeds 15 miles
York 19 miles





Floorplans

Approximate Gross Internal Area = 4 082 sq ft (379.2 sq m)

Garage / Annex = 867 sq ft (80.6 sq m)

Total = 4 949 sq ft (459.8 sq m)

For identification purposes only.

Directions

HG3 1DT - what3words: ///raves.taxi.rating

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, gas, water and drainage.
Underfloor heating of family room/kitchen/orangery.
Solar panels.

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

Council Tax: Band H

EPC Rating: C

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

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

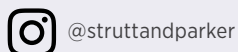
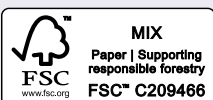
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