

# Brooklands

Plompton Road, Follifoot, Harrogate



STRUTT  
& PARKER

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# A fine turnkey period property with flexible accommodation and self-contained annexe, discreetly set back from the road.

Located in the desirable and affluent village of Follifoot on the south side of Harrogate this attractive period stone house combines timeless character with thoughtfully designed modern additions. It is set back from the road within a generous and private plot with the addition of a detached annexe offering excellent flexibility for self-contained guest or family accommodation.



5/7  
RECEPTION  
ROOMS



5/7 BEDROOM  
1 BED ANNEXE



4 BATHROOMS



DOUBLE  
GARAGE



PRIVATE  
GENEROUS  
PLOT



FREEHOLD



POPULAR  
VILLAGE  
LOCATION



4,949 SQ. FT /  
459.8 SQ. M



OFFERS OVER  
£1,800,000

## The property

Brooklands is a splendid, detached period house with a stone facade and traditional sash windows that highlight its character. It has been extended and fully renovated by the current owners and offers a total of 4,949 sq. ft of beautifully presented, flexible accommodation. It boasts elegant styling, attractive fittings and the added benefit of modern underfloor heating in the family room, kitchen and orangery. The property further benefits from a strong EPC rating for a home of its age.

The ground floor accommodation is accessed via a practical entrance lobby and into a welcoming reception hall. The impressive front facing, 35ft drawing room is beautifully proportioned, with large bay windows that flood the space with natural light. The layout flows effortlessly into a second reception area, creating an impressive open yet defined arrangement, ideal for both everyday living and entertaining. High ceilings with decorative cornicing and ceiling roses enhance the period character with a soft, neutral décor creating a calm, refined feel with

dual fireplaces with log burners add warmth and practicality.

Across the hall a useful study provides the ideal space for home working, and a comfortable and versatile family room with solid oak flooring and a fireplace with a stove provides a cosy yet practical hub of the home. The family room adjoins the magnificent, 45ft dining kitchen in an open-plan layout which is very much the heart of the home and offers an exceptional space for modern family living and entertaining. Designed by Tom Howley there is an extensive range of bespoke cabinetry, with limestone flooring. The kitchen is centred around a large island with breakfast seating, providing both a practical workspace and an informal gathering point. It features a Falcon Range Cooker, a number of integrated appliances and generous work surfaces. The space flows seamlessly into a dining area where there is ample space for a family sized table with sky lantern above. The whole is flooded with natural light. At the far side there is a pantry, a utility room and a boiler room each providing further storage and space for home appliances.



Double doors lead from the kitchen to the light filled orangery; this stunning garden room offers a seamless connection between indoors and out. A soaring glazed ceiling features electric ceiling blinds with auto open/close sensors, and full-height windows frame panoramic views of the landscaped gardens, creating an airy, tranquil atmosphere throughout the day. French doors open directly onto the terrace, ideal for alfresco dining and relaxed entertaining.

On the first floor, the galleried landing leads to five spacious double bedrooms, including the beautifully proportioned principal bedroom with solid oak flooring, bespoke fitted wardrobes, separate dressing room and luxurious en suite bathroom with marble, walls and floor, a freestanding bathtub, dual washbasins and walk-in shower. Completing the first floor is a family bathroom and an additional shower room with a walk-in shower.

The second-floor rooms lend themselves to a multitude of uses such as a games room, cinema room or additional bedrooms. The smaller of the two rooms has plumbing in place to be converted to a bathroom, creating ideal separate guest accommodation.

#### **Annexe**

The delightful detached self-contained annexe provides a flexible and valuable independent living space, perfect for visiting guests, multi-generational living, or rental prospective. 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.





## Outside

Set in a leafy, secluded plot the beautifully maintained front garden enjoys a tranquil and private setting surrounded by mature trees and established planting that provides a high degree of privacy. The gardens are thoughtfully landscaped, with manicured lawns, well-stocked borders and climbing greenery softening the stone elevations, creating a charming and picturesque outlook.

A paved driveway provides convenient access to a gated entrance towards the rear, where there is ample parking space and access to the double garage for further parking or storage space.

To the rear, the property opens onto an expansive landscaped garden, with a broad lawn, terraces and multiple seating areas. There is an outdoor kitchen featuring space for a barbecue, a built-in pizza oven and a food prep area creating an ideal setting for outdoor entertaining. There is also a vegetable garden with raised beds and a greenhouse that provides space for growing your own produce. The setting is peaceful and verdant, offering an idyllic backdrop that perfectly complements the character of the house and provides delightful outdoor space for relaxation and entertaining.



## 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
- Ruding Park Country Hotel, Spa & Golf
- Plompton Rocks

## Nearby Stations

- Pannal
- Knaresborough
- Harrogate / Hornbeam Park

## 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





## Location

Follifoot is widely regarded as a desirable place to live, balancing rural tranquillity with easy access to Harrogate's amenities, strong local schooling and community spirit. 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 Riddings 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.



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1214822)



### 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](https://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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