



The Hermitage  
23 Rossett Drive, Harrogate

STRUTT  
& PARKER

BNP PARIBAS GROUP



## An imposing detached five-bedroom property with extensive accommodation and a generous plot, in a popular setting

A handsome double-fronted Arts and Crafts family home, offering generously proportioned accommodation with quality fixtures, fittings, and period features throughout providing a wealth of character and charm.



**5 RECEPTION  
ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**INTEGRATED  
GARAGE**



**GENEROUS  
GARDEN**



**FREEHOLD**



**PRIME  
LOCATION**



**3,434 SQ. FT  
(319 SQ. M)**



**GUIDE PRICE  
£1,300,000**



### The property

The Hermitage is a magnificent double-fronted detached Arts and Crafts family home designed by Parker & Union Architects who also designed much of New Earswick, Letchworth Garden City and Hampstead Garden Suburb. Offering a total of 3,434 sq. ft (319 sq. m) of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property combines modern quality fixtures and fittings with plenty of period features to include original panelling, oak flooring and fireplaces with generously proportioned rooms. The accommodation flows from a grand yet welcoming entrance/dining hall with oak parquet flooring, feature angled walls, panelled walling, a fireplace with panelled overmantel and woodburning stove, useful cloakroom and an impressive large, vaulted sky lantern flooding the space with natural light. It comprises a generous living room, also with oak panelling and with a beamed ceiling, feature inglenook open fireplace with built in pew style seating and storage either side. A door leads to a

triple aspect vaulted garden room with French doors to the rear terrace and fabulous panoramic views over the south-westerly facing garden creating the perfect space in which to unwind and relax. A spacious neighbouring kitchen/breakfast room has a country style design and features an Aga, double Belfast sink and space for additional storage/cabinetry, a fridge-freezer and ample space for good-sized table for more informal meals. Across the hall from the kitchen is a sizeable utility room with slate tile flooring and provides further space for additional storage and appliances with an adjacent pantry and a door to the side aspect. The ground floor accommodation is completed by a comfortable snug with a Delft-tiled inset fire and useful study/home office that are connected by a bar area.

Stairs rise to the first floor to a walkway-style landing arranged around and overlooking the central sky lantern below. It gives access to an L-shaped rear aspect principal bedroom with a concealed door providing access to an en suite bathroom with twin sinks, bath and separate shower enclosure.





A neighbouring double bedroom, accessible from the principal, offers potential for continued use as a dressing room to create a luxurious principal suite. A second L-shaped double bedroom of equal proportions also features a concealed door to an en suite shower room. There are two further well-proportioned bedrooms, a fabulous art deco family bathroom with bath and separate walk-in shower enclosure, a family shower room and two separate lavatories.

## Outside

Set behind low-maintenance gravelled areas and having plenty of kerb appeal, the property is approached over a side driveway providing private parking and benefits from an integral garage. The well-maintained south-westerly facing garden to the rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and mature trees and features numerous seating areas, an ornamental pond and a generous paved terrace, accessible from the conservatory and ideal for entertaining and al fresco dining.

## Location

The property sits on the favoured south side of Harrogate near to Weetons Food Hall and Leeds Road shopping parade (0.6 mile) and GP surgery. The town boasts a wealth of fine Georgian and Victorian architecture with extensive independent and high street shopping, supermarkets, cafés, restaurants, the worlds famous Bettys tearoom and sporting amenities including five golf courses, one in Pannal. The nearby village of Pannal also has a church, primary school, dentist, GP surgery, Post Office, local shop and bus service to Harrogate.

Communication links are excellent: the A1(M) gives easy access to both the north and south of the country, as do the excellent train links from Hornbeam Park (0.8 mile), Harrogate main station and Pannal station. Bus services connect Harrogate to Ripon, York and Leeds with Leeds Bradford Airport providing a wide range of domestic and international flights.



## Distances

- A61 (Leeds Road) 0.4 mile
- Central Harrogate 1.6 miles
- Pannal 1.7 miles
- Leeds Bradford Airport 10.9 miles
- Ripon 13.6 miles
- Leeds 14.3 miles

## Key Locations

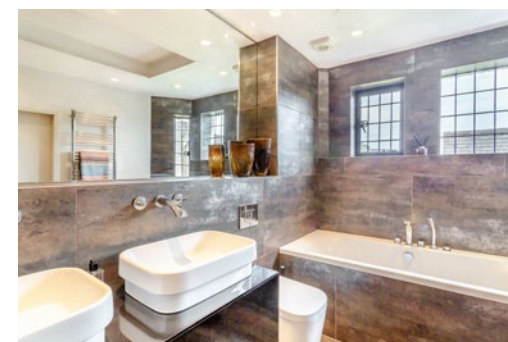
- Royal Pump Room Museum
- Bettys Café Tea Rooms
- Valley Gardens
- Mercer Art Gallery
- Harrogate Turkish Baths
- Ripley Castle
- Knaresborough Castle & Museum
- Mother Shipton's Cave
- Fountains Abbey & Studley Royal Water Garden

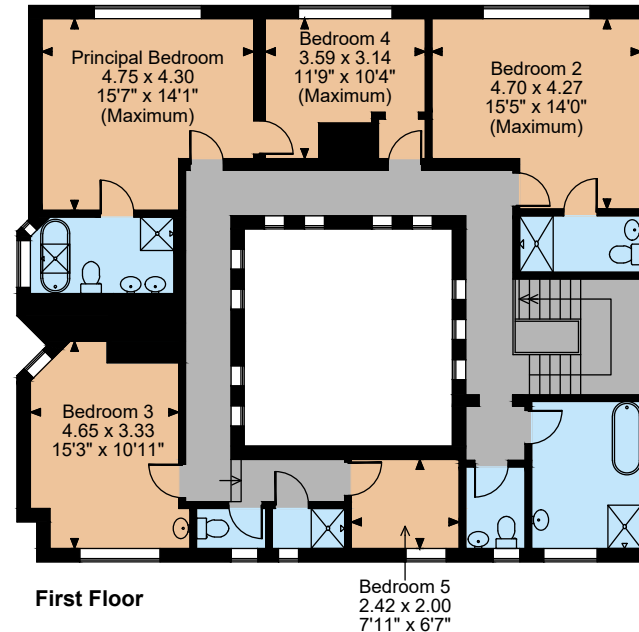
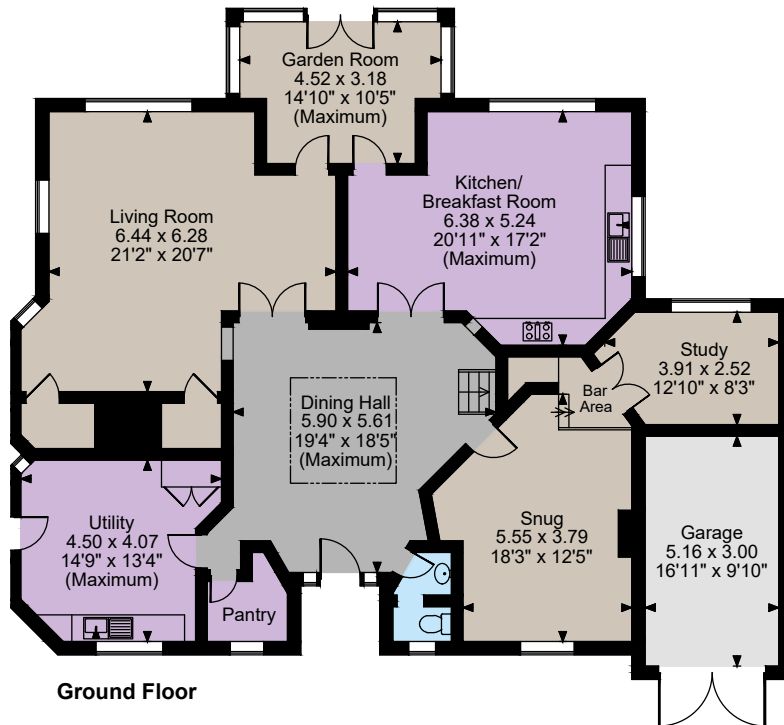
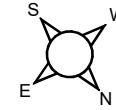
## Nearby Schools

- Rossett Acre Primary School
- Rossett School
- Ashville College
- Brackenfield
- Harrogate Ladies' College
- Harrogate Grammar School
- Oatlands Infant School
- Oatlands Community Junior School
- Pannal Primary School
- St Peter's CofE Primary School
- Western Primary School
- St Aidan's CofE High School

## Nearby Stations

- Hornbeam Park
- Pannal
- Harrogate





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

Main House internal area 3,267 sq ft (303 sq m)  
Garage internal area 167 sq ft (15 sq m)  
Total internal area 3,434 sq ft (319 sq m)  
For identification purposes only.

## Directions

HG2 9NS

what3words: ///curiosity.dress.using

## General

Local Authority: North Yorkshire County Council

Services: Mains gas, electricity, water and drainage.  
Gas-fired central heating.

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

Council Tax: Band G

EPC Rating: D

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

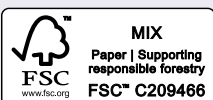
## Harrogate

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