



Crimple Head House, Shawfield Head,
Beckwithshaw, Harrogate, North Yorkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Crimple Head House Shawfield Head Beckwithshaw Harrogate HG3 1QU

A magnificent country house with extensive accommodation, stabling and outbuilding, set in approximately 16 acres with fabulous countryside views.

Harrogate town centre 3.4 miles, Harrogate mainline station 4.0 miles (3 hours to London Kings Cross), Leeds Bradford Airport 8.8 miles, A1(M) (Jct 47) 11.2 miles

2 Reception halls | Sitting room | Games/cinema room | Office | Dining room | Kitchen/breakfast/family room | Utility | Boot room | Cloakroom
Principal bedroom with dressing room & en suite shower room | 4 Further bedrooms, 3 en suite Shower room

Outbuilding with studio, stables, and stores
Double garage | Gardens | Approx. 15.62 acres
EPC rating F

The property

Crimple Head House is a beautifully appointed family home, with five generous bedrooms, set in a sought-after rural position that is within easy reach of Harrogate town centre. The stylish property has been designed to take advantage of its setting and orientation, with glass walls and large glazed doors that lead to the rear south-facing terrace. Inside there is more than 5,000 square feet of ultra-modern living space, with contemporary fittings and décor throughout.

The grand main reception hall provides a stunning welcome with an under floor heated tiled flooring which continues throughout most of the ground floor. The ground floor reception rooms include a triple aspect sitting room, with

central fireplace, feature ceiling and carpeted flooring. There is also a well-proportioned formal dining area that is accessed through double doors with an upper level creating a homely snug area to relax in, with sliding glass doors that open to the terrace and gardens. The heart of the home is the substantial L-shaped, open-plan kitchen, breakfast area and family room, which has skylights overhead and magnificent triple aspect with four sets of sliding glass doors connecting this space to the outside. The kitchen itself has been designed by Townhouse and comprises sleek modern units, a central island with a breakfast bar and integrated appliances, including a triple oven. Off the kitchen a secondary hall leads to the useful utility room, boot room and home office.

There are two first floor areas including the games/cinema room, which is the perfect space for entertaining, with its bar and seating area. Adjoining this room is a double bedroom with fitted wardrobes and a shower. This space has the potential to be a self-contained annex or guest suite.

The main first floor area has a galleried landing with seating area and leads to a further four double bedrooms. The luxury triple aspect principal bedroom has its own dressing room and an en suite shower room. Whilst the remaining three double bedrooms are all a generous size and all benefit from their own en suite.

Outside

The property is set in extensive gardens and grounds with several fenced fields and paddocks that amounts to approximately 15.62 acres. Within the grounds is a tennis court and outbuilding that includes a stable block with store rooms and a home studio. There are security gates at the front leading to the gravel driveway and double garage, with plenty of parking space for residents and guests alike. The gardens to the rear include a large area of paved terracing for al fresco dining, as well as a generous expanse of lawn and meadow beyond.





Location

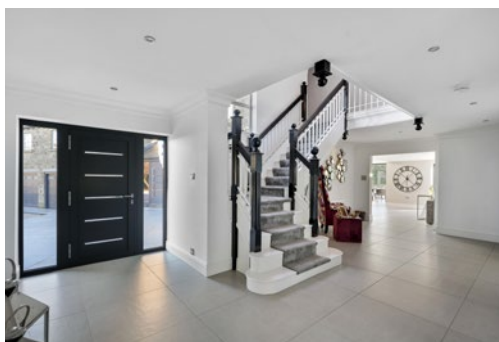
The property is located in a rural position three miles southwest of the popular and historic town of Harrogate. Local amenities can be found in the villages of Burn Bridge and Pannal, while Harrogate offers a wealth of fine Georgian and Victorian architecture and excellent shopping, leisure and cultural facilities, plus a number of supermarkets. The town also provides a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) 13 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 property is situated close to the beautiful RHS Harlow Carr gardens, 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.

Directions

From Harrogate town centre, take the B6162/Otley Road and continue for 2.4 miles. At the roundabout, take the first exit onto the B6161/Otley Road and you will find the property on your left after 0.9 miles.











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Approximate Gross Internal Area = 5064 sq ft / 470.5 sq m

Garage / Outbuildings = 2436 sq ft / 226.3 sq m

Total = 7500 sq ft / 696.8 sq m

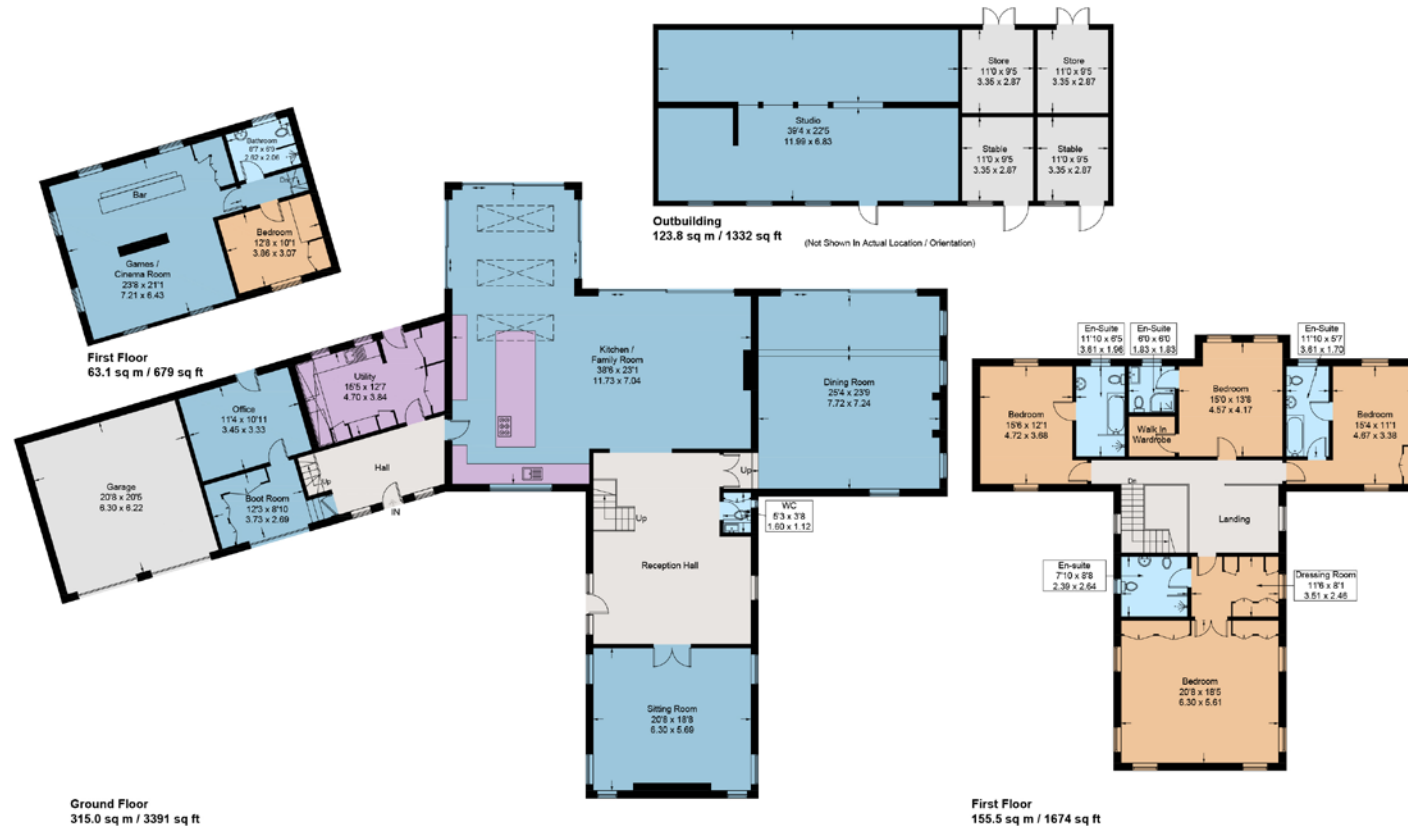


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1040603)



General

Local Authority: North Yorkshire County Council

Services: Mains electricity, water, and drainage.

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,875,000

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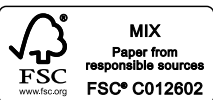
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