



Stray Holt
Slingsby Walk, Harrogate



A magnificent period property with refined and extensive accommodation set in beautiful formal gardens.

An imposing detached characterful house set in a private position in a highly coveted south Harrogate setting that overlooks the open green space of The Stray. The property features a wealth of beautifully appointed accommodation with various handsome original details, while outside there are splendid, landscaped gardens with a tennis court and a private gated access to The Stray.



**5/6
RECEPTION
ROOMS**



**6/7
BEDROOMS**



3 BATHROOMS



**TRIPLE
GARAGE**



**GENEROUS
PLOT, TENNIS
COURT**



FREEHOLD



PRIME TOWN



**TOTAL
4,136 SQ FT
(384 SQ M)**



**GUIDE PRICE
£1,999,500**



The property

This striking period residence dates back to the 1920s and presents an elegant and commanding façade constructed from attractive natural stone. The house is splendidly symmetrical in appearance, with large, mullioned windows and traditional stone detailing that reflect its timeless character and architectural heritage.

Stray Holt offers a number of versatile living spaces, each ideal for relaxing or entertaining. A charming reception hall immediately sets the tone for the character and craftsmanship found throughout the property. Rich wood panelling lines the walls, showcasing exquisite period detailing and creating a warm, welcoming atmosphere from the moment you step inside. At the far end a distinctive fireplace with a wood-burning stove sits within an attractive surround and large leaded windows flood the room with natural light while offering pleasant views of the surrounding greenery. Double doors lead to the impressive 26ft drawing room with a high corniced ceiling, detailed wall panelling and a triple aspect, to include a large

bay window. The layout provides ample space for a variety of seating arrangements, making it equally suited to quiet evenings or social gatherings. A formal dining room also showcases beautifully crafted timber panelling and intricate corniced ceilings. The room offers plenty of space for a large dining table and benefits from a refined atmosphere, ideal for both intimate dinners and hosting for special occasions. The family room is a comfortable, light filled space in which to spend time together and unwind in the evenings. Then finally for reception rooms, the conservatory, which is a delightful addition to the home, providing a bright and inviting space that creates a wonderfully uplifting atmosphere throughout the day in which to relax. Completing the ground floor is the spacious breakfast kitchen that offers a practical and sociable space. The well-appointed bespoke Henki fitted units to base and wall level, complemented by generous, granite work surfaces and integrated cooking facilities, including a large range-style cooker with stainless steel extractor.



The breakfast area comfortably accommodates a family table for informal dining, and the adjoining utility room provides further space for home storage and appliances.

Two staircases provide access to the upper level, one of which leads to the galleried landing, off which there are seven comfortable double bedrooms one of which is currently used as a study. The principal bedroom features extensive built-in cabinetry, a south-facing aspect and en suite bathroom. A second bedroom is also en suite with a Jack and Jill shower room, while each of the remaining bedrooms benefit from built-in storage. Lastly on the first floor there is a family bathroom.

Outside

The house is set back from the road and accessed via two private driveways, which leads to a gated entrance, opening to the tarmac parking area at the side of the house, which in turn leads to the detached triple garage. The garaging block has solar panels fitted to its roof, which power a 4kwh battery for the home.

The front elevation is complemented by extensive formal lawns, creating an impressive sense of space and privacy. A central pathway leads through the gardens to the main entrance, where a decorative water feature and classical garden ornaments provide a wonderful focal point and enhance the property's stately presence.

Mature trees and established hedging frame the grounds, offering both shelter and seclusion while maintaining open views across the landscaped gardens. Beyond the lawn lies a private tennis court, providing an excellent leisure facility and a wonderful opportunity for outdoor recreation.



Distances

- Harrogate town centre 1.6 miles
- Knaresborough 3.3 miles
- Wetherby 8.2 miles
- York 21.9 miles
- Leeds 15.6 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

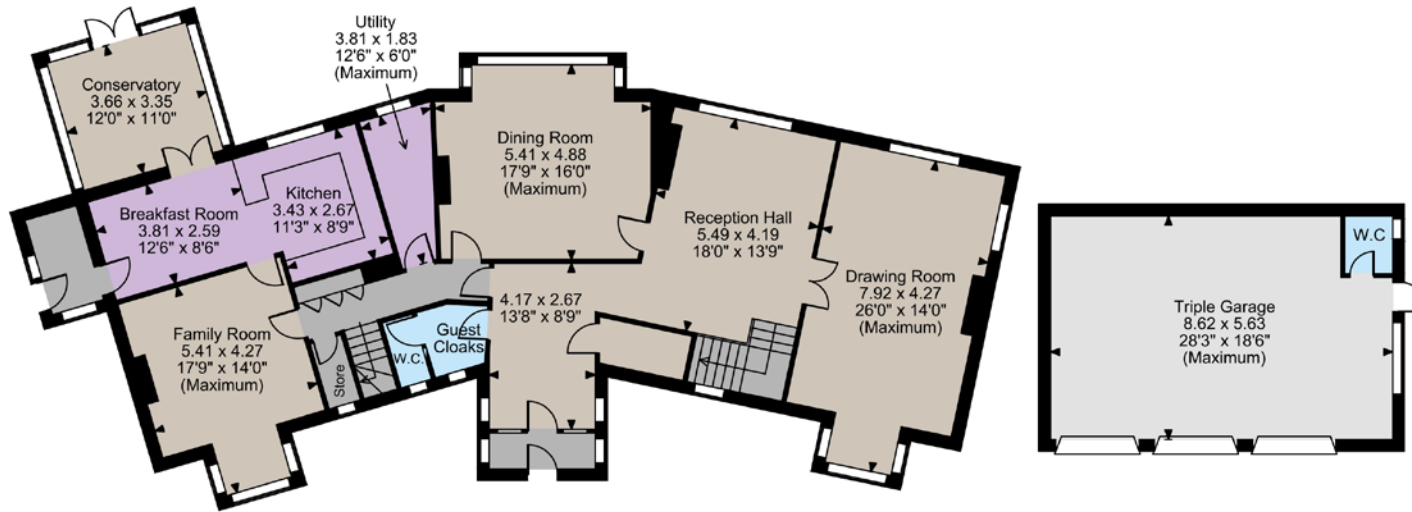
Nearby Schools

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

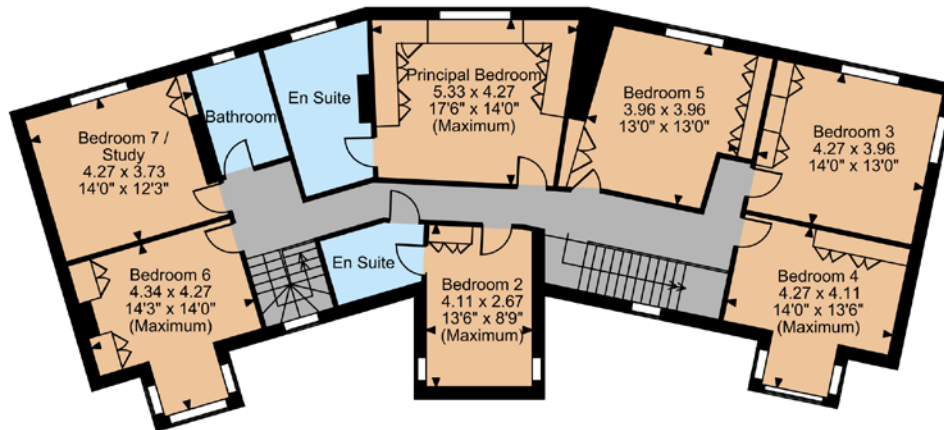
Nearby Stations

- Harrogate
- Hornbeam Park





Ground Floor



First Floor

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

Location

The property is located less than two miles from the centre of the historic and popular spa town of Harrogate, and within easy reach of the beautiful surrounding North Yorkshire Countryside with its many walking, cycling and riding routes. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) just eight 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. Leeds Bradford Airport also provides a wide range of domestic and international flights.

Floorplans

Main House internal area 3,614 sq ft (336 sq m)

Garage internal area 522 sq ft (49 sq m)

Total internal area 4,136 sq ft (384 sq m).

Directions

HG2 8LN - what3words: ///coins.jukebox.lands

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, gas, water, drainage. Solar panels.

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

Council Tax: Band H

EPC Rating: D

Harrogate

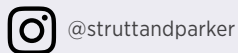
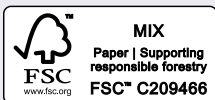
9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com

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