

HUBY MANOR
Huby

Carter Jonas

HUBY MANOR, CRAG LANE, HUBY, LS17 0BW

AN EXCEPTIONAL SUBSTANTIAL DETACHED FAMILY RESIDENCE WITH A SUPERB LEISURE COMPLEX AND INDOOR SWIMMING POOL, OCCUPYING A COMMANDING POSITION WITHIN PRIVATE ENCLOSED GROUNDS AND SITUATED IN THE EXCLUSIVE VILLAGE OF HUBY, TO THE SOUTH WEST OF HARROGATE.

– Harrogate – 6 miles
– Leeds – 10 miles
– Ilkley – 21 miles
– York – 21 miles

Huby Manor is an undeniably attractive country house with Georgian style stone elevations and offering spacious family accommodation over three floors and extending in all, including the garage, to just over 7,000 sqft. The property also includes a significant leisure complex including a heated indoor swimming pool, games room and cocktail bar, together with a secure gated forecourt providing ample parking and access into an oversized double garage.

The property occupies a discreet south facing position with fine views over the neighbouring countryside. Huby itself is a popular and sought after village, some 6 miles to the south west of the spa town of Harrogate which offers an excellent and varied range of shopping and recreational facilities. There are most denominations of schools within Harrogate and both the Grammar School at Leeds and Gateways in Harewood are within easy reach. Furthermore, the Huby/Weeton Railway Station takes you in to the centre of Harrogate and Leeds, the latter providing Intercity services to London's Kings Cross. Leeds/Bradford International Airport is also within a 15 minute drive.

A central stone pillared portico leads into an impressive reception hall with marble tiled floor and a turned staircase leading up to a feature minstrel gallery. Double doors open through into a well proportioned drawing room with minster stone fireplace and recessed multi-fuel fire, formal dining room and lovely sitting room with cast iron fireplace and marble slips. A feature of Huby Manor is the light and spacious family breakfast kitchen with a comprehensive range of bespoke units, matching central island and a selection of high end integrated appliances. This is open through a wide archway into a beautiful orangery which almost runs the full length of the dwelling incorporating a breakfast, dining and sitting area and there are also double French doors opening out into the private rear garden.





A side hallway with guest cloakroom and internal access to the garage also provides internal access to the leisure complex which includes a large indoor heated swimming pool with automatic sliding cover, tiled surrounds and seating areas which open out into the garden, glazed and panelled screen with double doors leading through into a cocktail bar with marble tiled floor, bespoke fitted furniture and cocktail bar, games room with oak flooring, cloakroom/changing room with oak furniture and fully tiled wet room and WC.

At first floor level is a light spacious galleried landing leading initially to the principal bedroom which has double French doors opening out on to a private balcony overlooking the rear garden and countryside beyond together with a walk in wardrobe and luxury en suite bath/shower room with double vanity unit. There are then two additional double bedrooms overlooking the rear garden which share a Jack and Jill bathroom and a fourth double guest bedroom with en suite shower room. Accessed from the side entrance hall, by a private staircase, is a separate first floor wing which could provide self contained ancillary accommodation for a dependant relative, teenager or nanny, if required. It includes two additional bedrooms, one with an en suite shower room, a fitted kitchenette and cinema/TV room. A staircase leads up from the first floor landing into a significant second floor home office with an extensive range of bespoke oak fitted furniture including a computer desk, filing cabinets and book shelving and there are four shallow walk in dormer windows enjoying stunning views.









Outside, the property is approached through double wrought iron electric entrance gates and stone pillars into an extensive stone block paved courtyard providing parking for numerous vehicles and in turn giving access to an oversized double garage. The private enclosed formal gardens are principally to the rear of the property where there is a full length stone paved sun terrace ideal for outside entertaining and with steps leading down to a shaped lawn with flowerbeds and borders, a wealth of mature trees providing complete privacy and there are two separate stone paved patio areas, one with a hexagonal summer house.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS17 0BW
Leaving Harrogate on the A61 towards Leeds, continue through Pannal and at the second roundabout turn right onto the A658 towards Pool in Wharfedale and Otley. After approximately 1 mile, immediately upon entering Huby, bear right onto Crag Lane and Huby Manor is then approximately 500 yards on the left hand side.













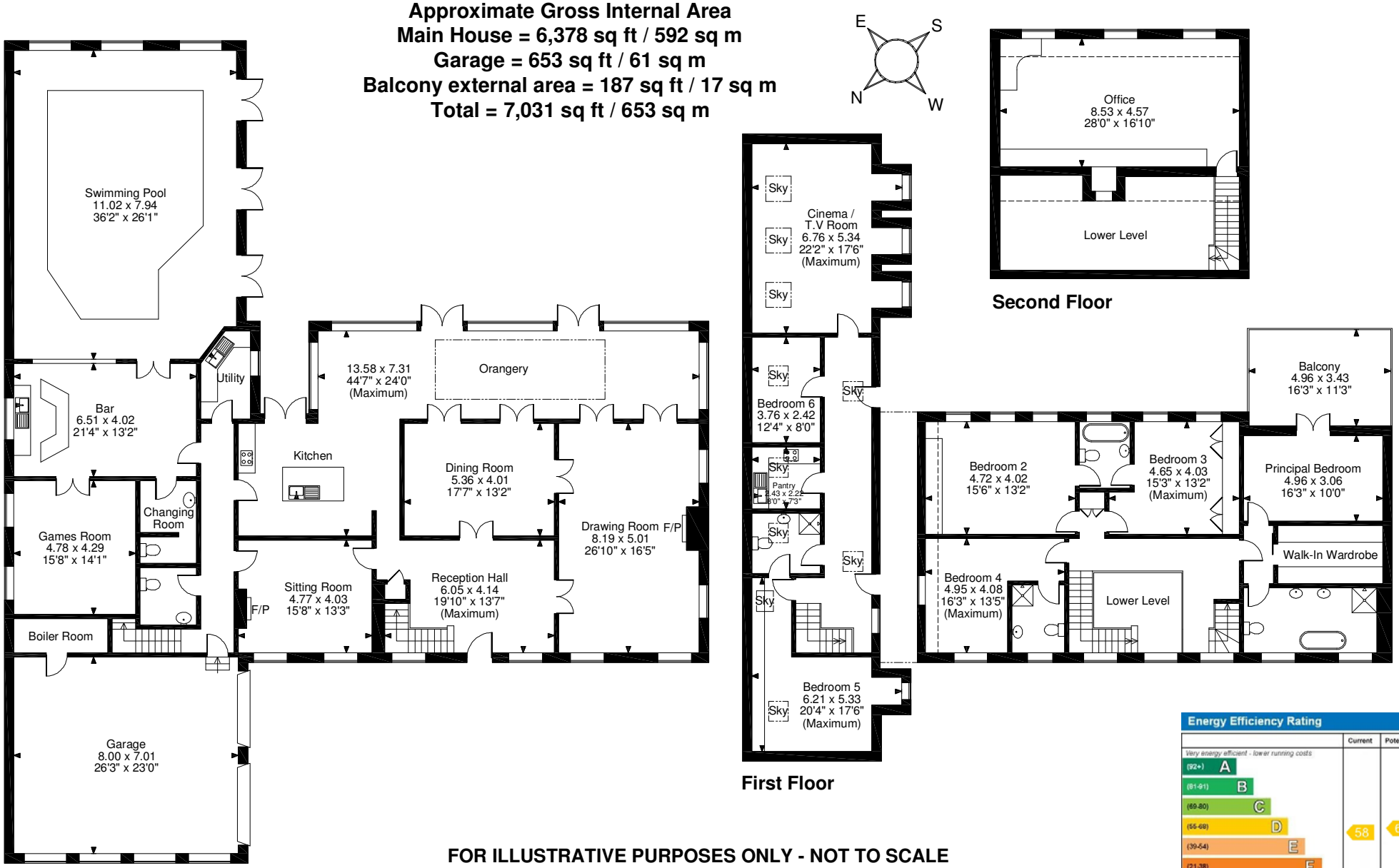






Huby Manor, Huby

Approximate Gross Internal Area
Main House = 6,378 sq ft / 592 sq m
Garage = 653 sq ft / 61 sq m
Balcony external area = 187 sq ft / 17 sq m
Total = 7,031 sq ft / 653 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

⊏ ⊐ ⊏ ⊐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8515197/LWA



Harrogate & Leeds 01423 523423
harrogate@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.