



MARLEY GRANGE

5 Fulwith Mill Lane, Harrogate

Carter Jonas

MARLEY GRANGE, 5 FULWITH MILL LANE, HARROGATE, HG2 8HJ

Harrogate town centre – 2 miles

Leeds – 15 miles

York – 22 miles

A1(M) – 10 miles

GROUND FLOOR

Entrance vestibule · Reception hall · Cloakroom · Sitting room with recessed library area · Family room · Amazing open plan kitchen with dining and seating areas · Boot room/rear hall · Utility/laundry room

FIRST FLOOR

Galleried landing · Principal bedroom with dressing room and an en suite shower room · Three additional double bedrooms – each with en suite facilities

SECOND FLOOR

Landing with access to undereaves storage area · Guest bedroom with dressing room and an en suite bathroom

OUTSIDE

Electrically operated entrance gates · Large gravelled parking area · Double garage · Pretty garden to the front · Superb lawned garden to the rear with entertaining terrace · Timber pergola and garden lighting

BEAUTIFULLY CONSTRUCTED IN 2013 TO THE CURRENT OWNERS EXACTING STANDARDS, MARLEY GRANGE IS A SUBSTANTIAL FAMILY HOME OF EXCEPTIONAL QUALITY, COMBINING TIMELESS ARCHITECTURE WITH ELEGANT CONTEMPORARY LIVING. IMMACULATEDLY PRESENTED THROUGHOUT AND IDEAL FOR MODERN FAMILY LIVING, IT OCCUPIES A SUPERB POSITION IN ONE OF SOUTH HARROGATE'S MOST SOUGHT AFTER RESIDENTIAL NEIGHBOURHOODS.





THE PROPERTY

One of South Harrogate's finest turnkey family homes, Marley Grange is an exceptional gated stone built residence extending to almost 4,600 sqft. Constructed in 2013 using traditional materials including natural stone and a Westmorland green slate roof, it combines the character and permanence of a classic Yorkshire home with the comfort, efficiency and contemporary living expected by today's discerning buyers.

Set within beautifully landscaped private gardens on prestigious Fulwith Mill Lane, Marley Grange offers five double bedrooms, each enjoying a private en suite or dedicated bathroom, together with a built-in double garage, exceptional open plan family living and beautifully appointed entertaining spaces. Immaculately presented throughout, the property delivers a rare turnkey lifestyle in one of Harrogate's most sought after residential locations.

The accommodation includes a covered entrance vestibule leading to a spacious reception hall, cloakroom, a sitting room with a recessed library area, both having solid oak flooring, and a family room with a store room. A particular feature of the property is the amazing open plan living kitchen with wide bifold doors leading to the rear garden, a wood burning stove and a superb handmade kitchen with large island, integrated appliances, larder cupboard, Quartz work surfaces and two magnificent roof lanterns. In addition, there is a boot room/rear hall and a utility/laundry room, with internal access to the double garage.





On the first floor is a large galleried landing with airing cupboard, principal bedroom with an adjoining dressing room and a separate en suite shower room, together with three additional double bedrooms, one has an en suite shower room and a Jack and Jill en suite shower room to the other two bedrooms. On the second floor is an additional bedroom suite, ideal for guests, with a large double bedroom, dressing room and an en suite bathroom.

Outside, the property is approached via double electrically operated entrance gates which lead to a large gravelled driveway and the double garage. Side pathways lead to the rear of the property where there is a large terrace adjoining the house itself, extensive lawned gardens with mature boundary hedging and fencing, a timber pergola providing a superb outdoor entertaining space and subtle garden lighting.

LOCATION

Fulwith Mill Lane is renowned to be one of the most sought after residential neighbourhoods, located on the southern fringe of Harrogate, in an area recognised for its individual and exclusive homes. It is conveniently located within a short drive of the town centre which offers an excellent and varied range of shopping and recreational facilities. In addition, there is a wide selection of well regarded schools for children of all ages nearby.



For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres. Mainline railway stations in both Leeds and York (connections are available from local stations in Harrogate, Hornbeam Park and Pannal) provide Intercity services to London's Kings Cross and Leeds/Bradford International Airport is within a 20 minute drive.

ADDITIONAL INFORMATION

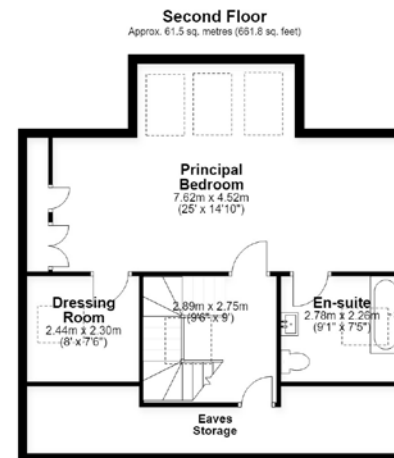
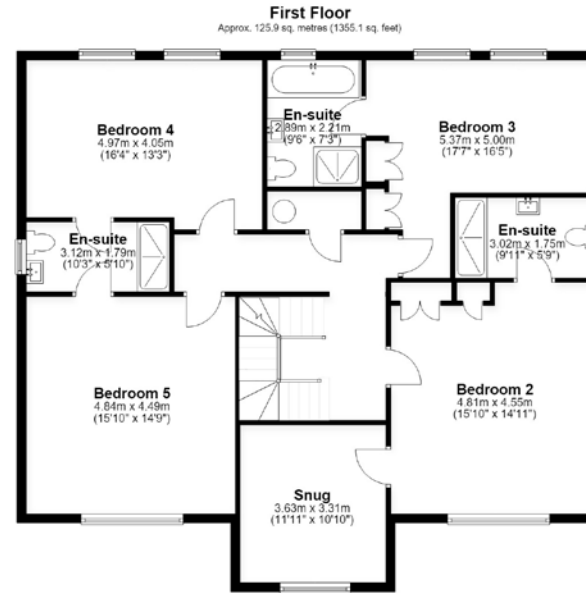
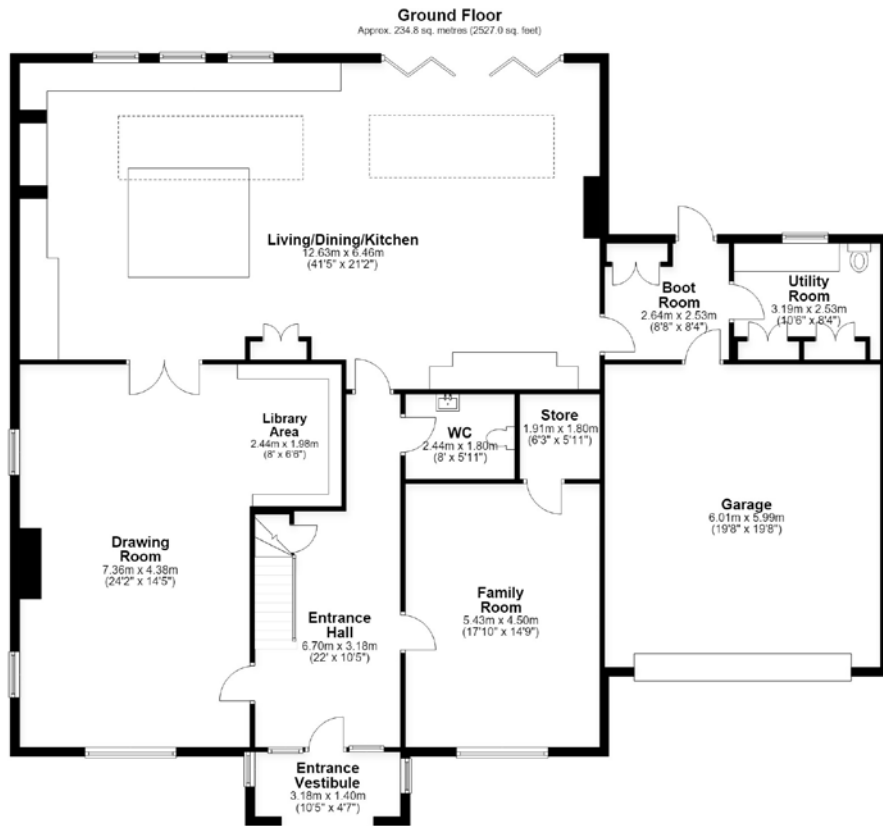
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that all mains services are installed. Central heating is provided by a gas fired boiler with underfloor heating throughout the ground floor and traditional radiators on the first and second floors.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG2 8HJ: Proceed out of Harrogate on the A61 Leeds Road, passing through the traffic lights at the crossroads of Hookstone Road and Leadhall Lane, by the M&S Foodhall. You will pass Almsford Avenue on your left. Take the next left turn into Fulwith Mill Lane. Marley Grange is a short distance along on the left.





Total area: approx. 422.1 sq. metres (4543.8 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate.
Plan produced using Planspace.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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