



**3 FULWITH MILL LANE**  
Harrogate

**Carter Jonas**

## 3 FULWITH MILL LANE, HARROGATE, HG2 8HJ

Harrogate Town Centre - 1½ miles  
Pannal golf club - 1 mile  
Leeds city centre - 14½ miles  
A1(M) - 9 miles

3 Fulwith Mill Lane has over recent years undergone an extensive programme of extension and refurbishment to an exceptionally high standard by the present owners. An outstanding feature of the property is the open plan family living / dining kitchen opening out into the beautiful private formal gardens including a stunning outside entertaining area with covered barbeque area and circular patio.

Harrogate is an extremely popular spa town which has been crowned the happiest place to live in Britain for the third year in a row, with its healing mineral waters, excellent schools, beautiful parks, and the famous Bettys Café Tea Room. Harrogate is a tourist destination, and its visitor attractions include RHS Harlow Carr Gardens, the Royal Hall, and the Harrogate International Centre. The town centre offers an excellent and varied range of shopping and recreational facilities, there is a selection of well regarded schools nearby and, for the commuter there are excellent transport connections. The property is on the coveted South side of Harrogate, giving easy access to the business centres of Leeds, Bradford and York, the railway station connects with mainline stations in Leeds and York and provides frequent services to London's Kings Cross and Edinburgh. The A1(M) is within 9 miles to the east and Leeds /Bradford Airport is 11 miles to the southwest.

The accommodation briefly comprises a glazed entrance porch opening into an impressive oak panelled reception hall with fitted window seat. The three formal reception rooms include a large study with bay and fireplace, sitting room with polished stone fireplace and windows to three sides and open through to a dining room with a built store cupboard. An outstanding feature of the house is the

**A SPECTACULAR DETACHED PROPERTY PROVIDING SPACIOUS AND IMMACULATEDLY PRESENTED FAMILY ACCOMMODATION, SET WITHIN EXTENSIVE PRIVATE LANDSCAPED GARDENS OF ALMOST 1.5 ACRES AND LOCATED IN ONE OF THE MOST EXCLUSIVE ADDRESSES ON THE SOUTH SIDE OF HARROGATE.**





stunning open plan family living/dining kitchen with a fantastic full length glazed apex roof and doors opening into the garden. There is a comprehensive range of bespoke units in American walnut with matching island unit complemented by marble preparation surfaces and large breakfast bar together with Siemens integrated appliances. Wide open archways lead into a spacious open hallway perfect when entertaining and off which there is a cloaks/boot room and fitted utility room with integrated fridge freezer. A rear lobby with shower room and WC leads through to a family/games room opening into the garden and with a private staircase leading up to a guest bedroom with en suite shower room ideal for a teenager or dependent relative.

The main landing provides access to the principal bedroom suite with fitted dressing room and luxury en suite shower room and also in this wing is a second bedroom suite with shower room and bedroom six/home office. A separate wing to the rear has two additional double bedrooms sharing an adjoining shower room and separate WC.

Outside the house is approached through electric entrance gates into an extensive driveway and parking area for numerous vehicles. This in turn provides access to the double garage with electric door.

Undoubtedly a selling feature of this property are the magnificent, landscaped gardens which enjoy a high degree of privacy with a wealth of mature trees and



and specimen shrubs. There is a superb entertaining area with circular paved terrace with bespoke purpose built outside kitchen with barbeque and pizza oven. Discreetly positioned in the top corner of the grounds is a separate gymnasium which again could provide a bespoke home office if preferred.

## ADDITIONAL INFORMATION

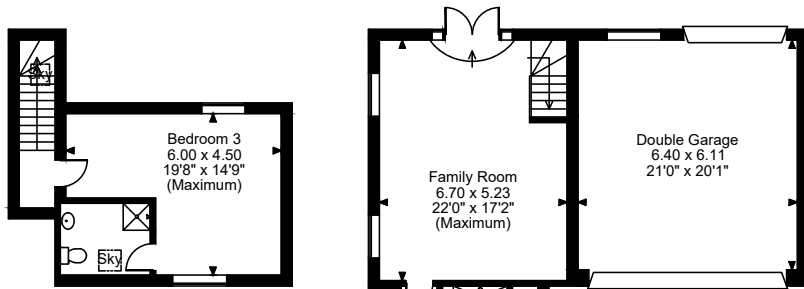
**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

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

**Directions:** Leaving Harrogate on the Leeds Road A61, continue through the traffic lights passing Marks & Spencer's food hall on the left. After approximately ¼ mile Fulwith Mill Lane is on the left.

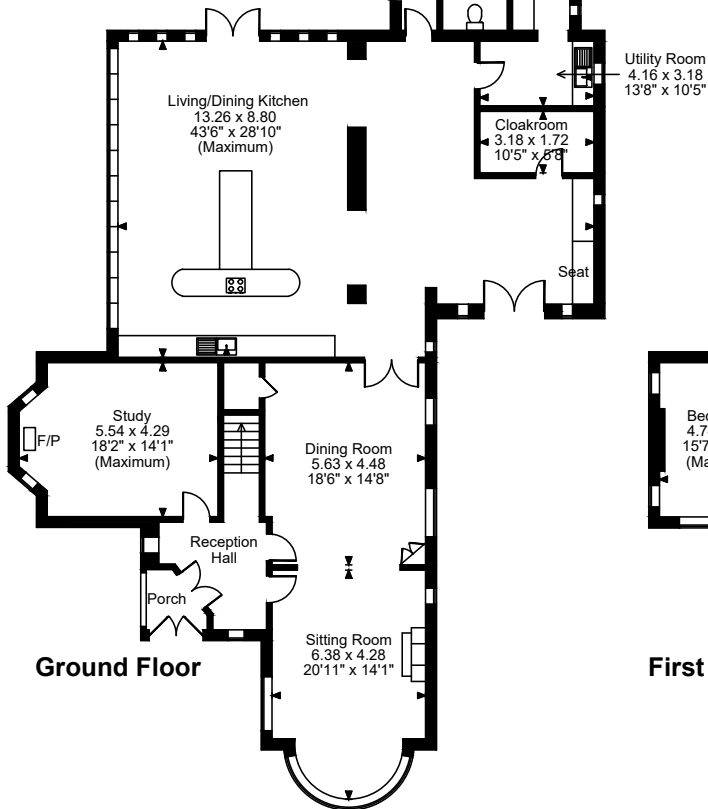
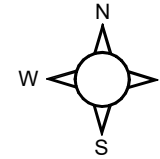




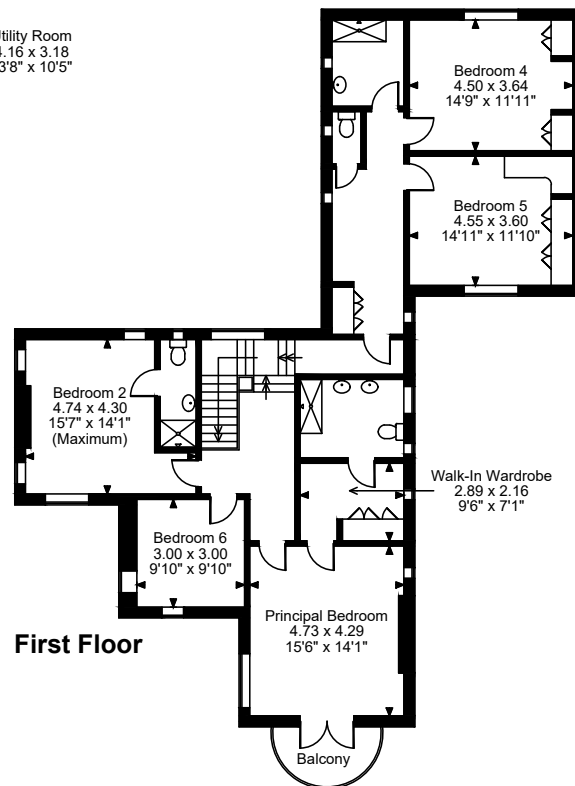


Floor Above Garage

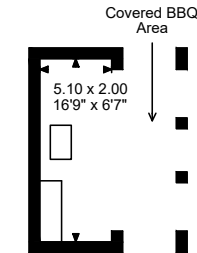
**3 Fulwith Mill Lane, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 4,433 sq ft / 412 sq m**  
**Double Garage = 421 sq ft / 39 sq m**  
**Gym/Home Office = 488 sq ft / 45 sq m**  
**Total = 5,342 sq ft / 496 sq m**



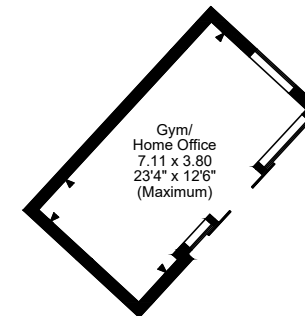
Ground Floor



First Floor



Covered BBQ Area



Gym/  
Home Office  
7.11 x 3.80  
23'4" x 12'6"  
(Maximum)

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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