



THE BRIDGE HOUSE
Burn Bridge, Harrogate

Carter Jonas

THE BRIDGE HOUSE MALHOUSE LANE, BURN BRIDGE, HARROGATE, HG3 1PE

A SIGNIFICANT AND BEAUTIFULLY RESTORED GEORGIAN COUNTRY RESIDENCE OF IMMENSE CHARACTER, SET WITHIN STUNNING LANDSCAPED FORMAL GARDENS OF APPROXIMATELY 1¼ ACRES, IN A SECLUDED POSITION BOUNDED BY OPEN COUNTRYSIDE AND LOCATED ON THE SOUTHERN FRINGE OF THE POPULAR SPA TOWN OF HARROGATE.

GROUND FLOOR

Reception hall • Staircase hall with cloakroom • Drawing room • Dining room • Sitting room • Study • Bespoke Craftsmen made open plan living/dining kitchen Pantry • Inner hall • Utility room • Boot room • Family/games room • Second cloakroom with dog shower Vaulted wine storage cellars

FIRST FLOOR

Split level landing • Principal bedroom with fitted dressing room and an en suite bathroom • Guest bedroom with an en suite shower room • Third bedroom with an en suite shower room • Two additional bedrooms • House bathroom

OUTSIDE

Private lane approach • Electric entrance gates • Secure courtyard parking area • Stone built detached three car garage • Stunning professionally landscaped formal gardens • All weather tennis court • Oak pergola • Water feature







THE PROPERTY

The sale of The Bridge House offers a rare opportunity to acquire a signature residence of some 5,000 sqft believed to date back to around 1810 and originally part of the Harewood Estate. The present owners have more recently carried out an extensive programme of sympathetic restoration to an exceptionally high and luxurious standard maintaining the elegance of the original house combined with the requirements of modern day living.

The location gives the best of both worlds being secluded and adjacent to open countryside yet within 10 minutes' drive from Harrogate town centre.

The grounds are truly spectacular with many delightful vistas particularly over the water feature through the oak pergola and tennis court with mature woodland beyond. The house is approached through solid oak electric entrance gates opening into a forecourt and parking area where there is a bespoke 3 bay stone built detached garage with electric up and over doors.



THE LOCATION

Burn Bridge is a pretty and much sought after village, some 3 miles south of Harrogate and adjacent to the neighbouring village of Pannal offering local facilities including a shop, school and church and a direct rail service to both Leeds and Harrogate making London Kings Cross within some three hours. Marks and Spencer's flagship store and Weeton's food emporium are both close by and there are extensive facilities in the popular Spa town of Harrogate itself. There is good road access to principal Yorkshire centres and the A1(M) is only some 10 miles to the east for travel further afield and with Leeds/Bradford airport within half an hour's drive.

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.

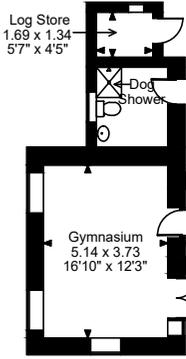
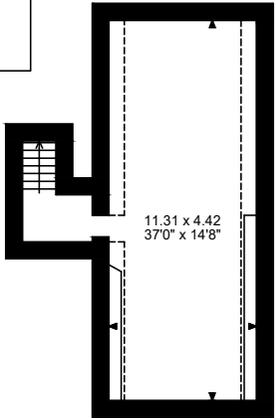
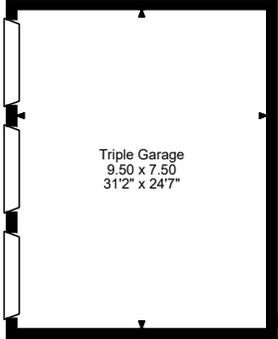
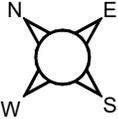
Directions

Sat Nav HG3 1PE

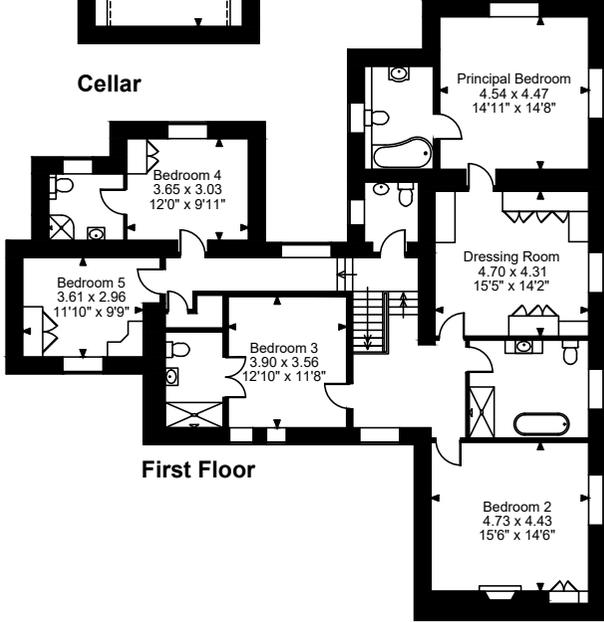
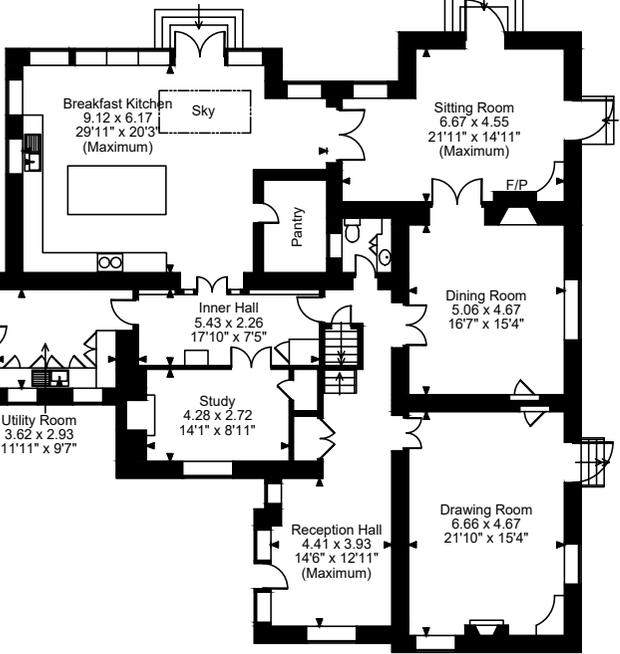




The Bridge House, Malthouse Lane, Burn Bridge
Approximate Gross Internal Area
Main House = 5,000 sq ft / 464 sq m
Triple Garage = 764 sq ft / 71 sq m
Total = 5,764 sq ft / 535 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			





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