

SHENLEY



BURN BRIDGE ♦ NEAR HARROGATE



SHENLEY, HILL FOOT LANE, BURN BRIDGE, HG3 1NT

An impressive and substantial 1930s detached property which has been skilfully extended and comprehensively improved to a particularly high standard, providing exceptional 6 bedroom family accommodation together with an excellent range of leisure facilities, occupying a stunning position amidst 3 acres (1.22 ha) of gardens and grounds, in this highly sought after residential neighbourhood on the southern fringe of Harrogate.



GROUND FLOOR

Entrance hall • Spacious reception hall
Cloakroom • Sitting room • Living room
Games room • Study • Breakfast kitchen
Utility room • Family room • Basement with
two store rooms

FIRST FLOOR

Landing • Principal bedroom with dressing
area and en suite • Three additional bedrooms
- each with en suite facilities • Self contained
annexe with sitting area/kitchen, bedroom,
dressing area and an en suite bathroom

SECOND FLOOR

Landing • Guest bedroom, dressing area and
an en suite bathroom • Access to front and
side balconies

LEISURE COMPLEX

Swimming pool with seating area • Gym
Jacuzzi • Sauna • Changing room/cloakroom

OUTSIDE

Electrically operated entrance gates
Tarmacadam drive • Triple garage and ample
additional parking • Range of useful
outbuildings within the grounds • Large south
facing flagged terrace with glass balustrading
Outstanding setting within 3 acres (1.22 ha) of
beautifully maintained gardens and grounds
Fenced tennis court



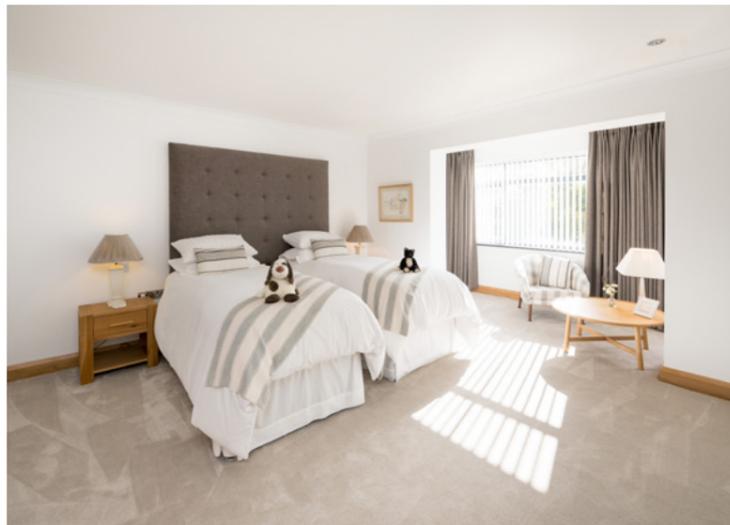
THE PROPERTY

Shenley is a distinctive family house which was constructed in the Art Deco style in the 1930s. It is one of only a few properties to be developed in this style in the Harrogate area. In more recent years the property has been skilfully extended and comprehensively modernised to a very high standard to provide exceptional family accommodation - its layout has been thoughtfully designed and arranged with family living and entertaining very much in mind.

In addition to the principal house, there is a superb self contained leisure complex. The leisure complex includes an excellent pool hall with swimming pool, jacuzzi, sauna, changing room and a gym. There is also a fenced tennis court within the grounds.

The setting which the property occupies is hard to improve upon - it occupies an elevated south facing position and enjoys some outstanding views over the Crimple Valley. It is set within 3 acres (1.22 ha) of carefully landscaped and beautifully maintained gardens and grounds which afford considerable privacy.





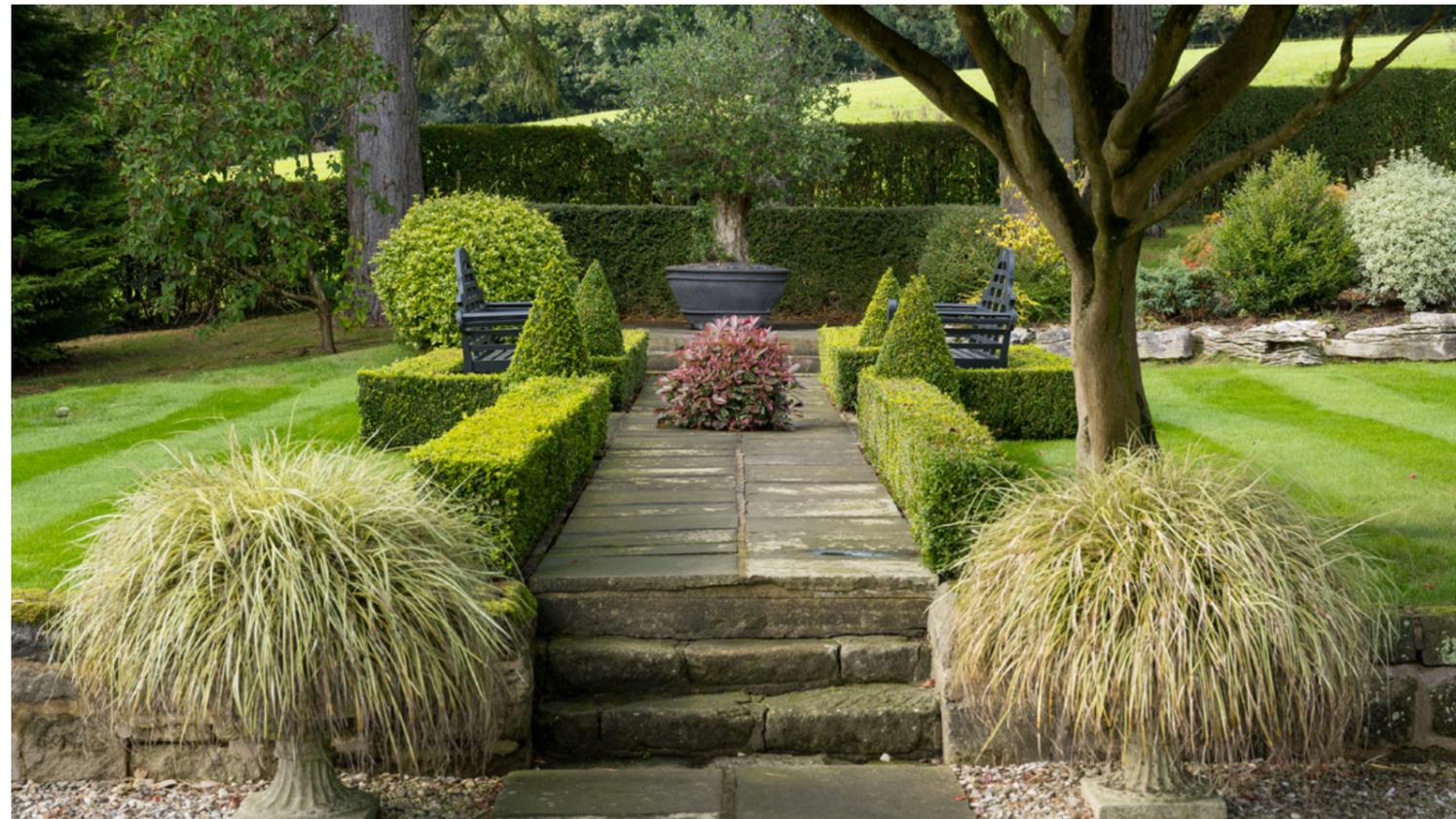
THE LOCATION

Central Harrogate 3 miles • Leeds 14 miles • York 23 miles • A1(M) 10 miles

Shenley is superbly situated in a prime position to the south of Harrogate, in an area renowned for its individual and exclusive family houses. It is conveniently located within a short drive of central Harrogate which provides an excellent and varied range of shopping and recreational facilities. In addition, there are a wide range 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 including Leeds, Bradford and York as well as access to the national motorway network at Junction 47 of the A1(M). Mainline railway stations in both Leeds and York (connections are available from local stations in Harrogate, Hornbeam Park and Pannal) provide regular intercity services to London's Kings Cross. Leeds/Bradford Airport is within a 20 minute drive and provides domestic and international flights.







FLOOR PLANS

Approximate Gross Internal Area
 Main House (excluding balconies): 6,470 sq ft / 601 sq m
 Leisure Complex: 1,725 sq ft / 160.3 sq m
 Garages: 608 sq ft / 56.5 sq m
Total: 8,803 sq ft / 817.8 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

ADDITIONAL INFORMATION

TENURE

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

SERVICES

We are advised that all mains services are installed. Central heating is provided by a gas fired boiler with a combination of underfloor heating and traditional radiators. The swimming pool is heated by a separate gas fired boiler.

VIEWING

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

DIRECTIONS

Sat nav: HG3 1NT

From Harrogate take the A61 Leeds Road. At the traffic lights at the parade of shops, just before the M&S Foodhall, turn right into Leadhall Lane. Continue along Leadhall Lane which runs into Rossett Green Lane. At the T junction, turn left. At the second mini roundabout turn right into Hill Foot Lane. Proceed up the hill, past the turning on the right to Dawcross Rise and the driveway leading to Shenley is the third turning on the right.



Carter Jonas

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