



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
78	79	77	78
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### Viewing arrangements

Strictly by appointment through Myrings  
 Telephone 01423 566400  
 Email enquiries@myringsestateagents.com

### Directions

Proceed out of Harrogate along the A61 Leeds Road past the BP Garage on your right hand side, turning left at the traffic lights then taking the first right turning into Drury Lane. Turn right into Walton Avenue and continue to the head of the cul-de-sac where Crimple Manor can be found on the left hand side.



Crimple Manor, Walton Avenue, Pannal

£1,750,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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Crimple Manor, Walton Avenue, Pannal, North Yorkshire, HG3 1EX

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'Crimple Manor' is an exceptional detached property built in 2012 providing extensive family accommodation extending to about 6000 sq ft enjoying fantastic views across the Crimble Valley to the viaduct and occupying a very convenient position to the south of Harrogate.

Comprising in brief spacious reception hall, sitting room, dining room, family room, superb living kitchen, library, study, cloakroom, boiler room and utility room. Master bedroom with a dressing room and an en suite bathroom, guest bedroom with a dressing room and an en suite shower room, 3 further bedrooms on the first floor - each with en suite facilities. Additional accommodation on the second floor including an excellent studio room/home office, bedroom 6 with a dressing room and an en suite bathroom. Attached garage. Separate detached garage with gym/studio room above.

Gated entrance, extensive courtyard providing ample secure parking, landscaped gardens from where panoramic views over the Crimble Valley are enjoyed.

The property is located on the edge of Pannal, which is a sought after village to the favoured south side of Harrogate and offers fantastic local village amenities including Pannal Primary school, church, post office and shop. Harrogate's town centre is within a short drive which offers excellent boutique shopping as well as fine restaurants and bars. The area is also renowned for its well regarded schools for children of all ages. Local train stations at Pannal and Harrogate provide a regular service to the main hubs at Leeds and York. The A1M linking to the national motorway network is only 7 miles away and Leeds/Bradford International Airport is a mere 20 minute drive.



**Bus**  
8 minutes by foot



**Main Roads**  
A1M 7 miles  
Pannal 0.7 miles



**Train**  
Harrogate 3.6 miles  
Leeds Bradford 18 miles



**Airport**

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band H

**Tenure**

Freehold