



Viewing arrangements

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

Directions

From Harrogate town centre take the A661 Wetherby Road passing through the traffic lights at Woodlands crossroads. Continue through the next set of traffic lights at Sainsburys and take the next right turn into Rudding Lane. The entrance to Crimble Beck House can be found on the left hand side just before the left hand bend.



Crimble Beck House, Rudding Lane, Harrogate

£1,274,000

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This magnificent, detached family home occupying a highly convenient position to the South side of Harrogate, offers exceptional, flexible accommodation arranged over three floors and sitting within an extensive plot with surrounding woodland providing perfect privacy, and tennis court.

Accessed via a private driveway entrance fronted by electric gates with detached double sized garage having a remotely controlled door, the house opens to a spacious central reception hall with guest bathroom. Leading off to the right through double doors is a large bay fronted sitting room arranged around a feature fireplace housing a log burning stove, and stepping up to a designated study area that could be divided into a separate room if required. There is a separate family room which also has a fireplace and log burning stove, and the adjoining formal dining room has a bay window overlooking the gardens and an open fireplace with stone surround. The kitchen has space for a family sized breakfast table and double doors that open out to the elevated, stone flagged continental style sun terrace ideal for outdoor entertaining with idyllic outlook over the gardens and lower level lounging terrace. With manicured lawns and established planting including orchard, the gardens extend into woodland and the Crimble Beck

itself. A pathway leads down to the full size enclosed tennis court which is a luxurious additional benefit. The lower level accommodation has direct access out to the gardens with a further terrace covered by a timber pergola. This lower floor offers exceptional additional living space ideal for family use as an entertainment room, play room or gym with a shower room and two adjoining double bedrooms, one with en-suite facilities. To the first floor the accommodation presents a central landing that branches to a house bathroom and two large bedrooms with the master having a walk in dressing room and en-suite.

The property is located on the outskirts of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. There is a major supermarket within walking distance as is the Travellers Rest country pub, Rudding Park Spa and the award winning Fodder farm shop/ café. Countryside walks are on the doorstep as is the gateway to the magnificent Yorkshire Dales. The area is renowned for its reputable schools which are all within a short commute. Transport links are most accessible with the train line running from the town centre to the main stations at York and Leeds, the A1M linking into the national motorway network only 5.7 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
5 minutes walk



Main Roads
A1M 5.7 miles



Train
Hornbeam 1.9 miles



Airport
Leeds Bradford 12.2 miles

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

Rating Authority
Harrogate Borough Council Tax Band G

Services
Mains electric, water and gas are connected to the property. Drainage is via an independent sewage treatment plant.

Tenure
Freehold