



VERMONT
29



VERMONT 29



Vermont is an impressive Victorian townhouse in the heart of Harrogate; a vibrant and historic town known for its beautiful gardens, elegant architecture and thriving cultural scene. Brought right into the 21st Century with a meticulous renovation, this property is ideally located for those who want to be in the heart of the action. Careful consideration has been given to every aspect of the design and a sophisticated palette of Farrow & Ball creates an inviting property that anyone would be fortunate to call home. No stone has been left unturned as this magnificent home's Victorian charm has been reinstated.



Characterful Features

Stone steps lead up to the front door where the original stained glass windows bounces colourful light prisms across the hallway's checkerboard tile floor and ornate plaster arch.

The elegant living room sits at the front with herringbone wooden flooring trimmed in brass. Light pours into the room through the box-bay window, sheltered from the street below by white plantation blinds. Ambient lighting sets the perfect mood, whether snuggling up on the sofa in front of a roaring fire and a good movie or enjoying cocktails with dinner party guests as the ceiling halo light creates the ideal atmosphere.

The cloakroom has surprisingly bright decor, adorned with William Morris wallpaper for a vibrant finish. It has a WC and wash hand basin in keeping with Victorian styling.



"It has been so wonderful being able to call Vermont our home."



The showstopping kitchen is a social space that amalgamates the home's elegance with modern convenience and space to gather the family together.





"We have had some fantastic parties here; the home really lends itself to guests and gatherings."



Beautiful Kitchen

Bespoke cabinetry, painted in Studio Green with multiple coats to ensure a hard-wearing finish, sits beneath leather-finished granite worktops. There is a Fisher & Paykel American-style fridge freezer, two built-in dishwashers, a Range cooker and a built-in Miele oven for cooking your meals, all great for when you have a large family gathering or party. The central island has a Shaws of Darwin Belfast sink and a second fridge; it is also the perfect place to lean as you chat over a glass of wine while dinner is prepared. Porcelain tiles cover the floor and there is an exposed brick chimney and fire surround housing a wood burner for extra cosiness in the winter. You can

prepare a cocktail for your guests from the bespoke bar and the magnificent Fisher & Paykel 128-bottle wine chiller ensures your drinks are ready to serve. Two separate French doors lead out onto the bespoke wraparound terrace which looks over the garden at the rear; a wonderful place to enjoy a moment of quiet in the morning before the household wakes up.

An entirely concealed door leads into the walk-in pantry where you will find a chalkboard wall for shopping lists and doodles alike, as well as shelving and storage. There is also an enclosed larder cupboard and breakfast bar.





Time For Bed...

The treads of the stairs are painted black with a central runner carpet and the panelled walls from the hallway extend up to the first floor.

The principal suite is a luxurious space to retire after a busy day. Walk through the dressing area that is fitted with bespoke wardrobes, ensuring plenty of storage. As you move into the bedroom, the neutral palette and Colefax & Fowler wallpaper exudes calm and the copper bath that takes centre stage is a fabulous addition. Close the door to the beautiful chaos of family life and take a minute for yourself. Push open the secret door to the en-suite which has a walk-in wet-room-style shower with a glass screen, a wash hand basin and a WC.





Guest Bedroom

The guest bedroom is a bright room with lovely wallpaper from Colefax & Fowler. There is wooden flooring and bespoke built-in wardrobes for storage. The onyx-tiled en-suite has a roll-top bath and a wet-room-style shower with a glass screen.



Clever Convenience

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Beautiful Bedrooms

On the second floor there is another bedroom with an en-suite shower room and two other bedrooms, as well as a sixth bedroom that is currently used as an office. There is also a tiled house bathroom here with a roll-top bath, wet-room-style shower, wash hand basin and WC.





Lower Ground Floor Flat

Located on the lower ground floor of the property is an entirely separate, self-contained two-bedroom apartment. Decorated in the same Farrow & Ball colour palette, this apartment offers a fantastic opportunity for a separate rental or a granny annexe.

Outside Spaces

At the rear of the home is a low-maintenance, paved garden with a flower bed for an added pop of colour. There is also a very versatile, fully insulated garage with power and windows that offers a fantastic opportunity to create a home gym or office space.



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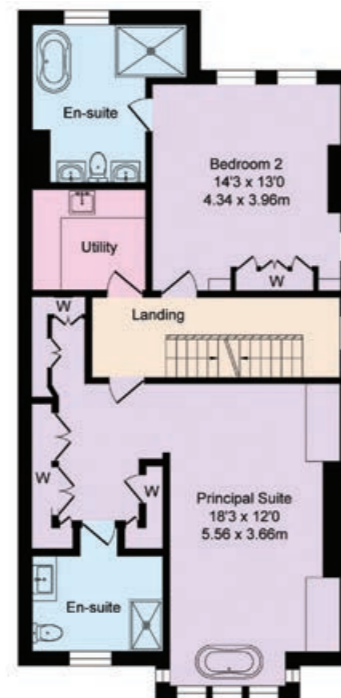
Garage
Approx. Floor Area 207 Sq.Ft (19.3 Sq.M.)



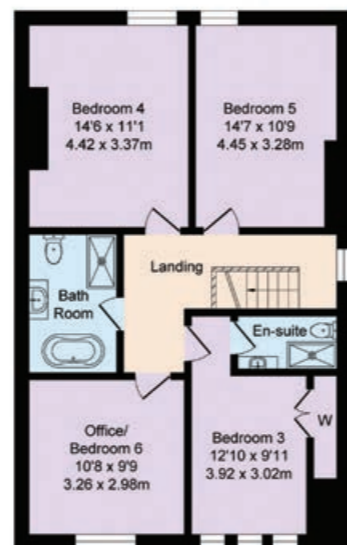
Lower Ground Floor Flat
Approx. Floor Area 788 Sq.Ft (73.3 Sq.M.)



Ground Floor
Approx. Floor Area 899 Sq.Ft (83.6 Sq.M.)



First Floor
Approx. Floor Area 899 Sq.Ft (83.6 Sq.M.)



Second Floor
Approx. Floor Area 751 Sq.Ft (69.8 Sq.M.)

Total Approx. Floor Area 3544 Sq.ft. (329.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FINER DETAILS

- Victorian period home
- Recently renovated to the highest standard
- 6 bedrooms
- Self-contained 2 bed lower ground floor flat
- Central location
- Overlooks Valley Gardens - 17 acres of parkland
- Harrogate Grammar School catchment

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



GYM:
David Lloyd; F45; PureGym



RESTAURANTS:
Pranzo, The Orchid, Rhubarb, William & Victoria, La Feria & lots more



WALK:
Valley Gardens; The Stray (blossom trees are incredible)



POI:
Town centre independent shops & Valley Gardens opposite is great for all the family - people travel to go there



MILK:
Sainsbury's Cold Bath Road



CAFE:
Weetons (great deli & coffee); Wedges (best sandwiches)



CHEMIST:
Well Pharmacy, Cold Bath Road



PUBLIC TRANSPORT:
Harrogate train station (20 min walk); Bus stop on Cold Bath Road (5 min walk)



TAKEAWAY:
Imperial (Chinese) & all major delivery companies



PUB:
Fat Badger; Pickled Sprout

VERMONT 29

presented by

Mr
&
Mr **Child**

— Quintessentially Different —



WHAT3WORDS: [angle.bets.energetic](#)

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