

CLUNY
HOUSE

Harrogate



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COME ON IN...

Cluny House, a charming three-storey family home steeped in history, was built at the turn of the last century. The six bedrooms are adorned with period features, including sash box bay windows that fill the home with a warm, inviting glow.

Wooden gates open at the front to give vehicular access to the paved parking space, a real bonus for a period property in the heart of Harrogate; this wonderful home is perfect for the family.

Double doors lead into a vestibule and hallway, where the staircase turns, and the rich navy blue lower half of the walls are separated by a dado rail and a subtly striped wallpaper above, giving the first hint to the decor within.



LIVING SPACES...

The sitting room is spacious and bright, with a large box bay window overlooking the front lawn and garden and ornate coving adorning the ceiling. The fireplace houses a wood-burning stove for cosy evenings and chilly days and is flanked by fitted bookshelves.

A versatile room, perfect for a snug, playroom or a formal dining space, is discreetly tucked away at the rear, catering to a variety of family needs and preferences.



“The playroom has been a godsend for children to play or watch TV, and it’s just off the kitchen where we spend most of our time.”





“Everyone loves to stand near the Aga enjoying its warmth, and the dog can often be found lying in front of it. The perfect place for a moment of quiet contemplation.”

HEART OF THE HOME...

The morning sun pours into the spacious kitchen through a fantastic box bay window that is the perfect spot for your dining table. The room is gently warmed by the underfloor heating and the 3-oven gas Aga, fitted within handcrafted, bespoke kitchen units professionally painted in Juniper Ash, including a wine rack and topped by quartz. There is space for an American-style fridge freezer and an integrated dishwasher.

Below the ground floor is a full height cellar capable of conversion to additional living space. It's presently laid out as three separate storage areas to store your wine and garden equipment. There is also a WC and utility room with plumbing for a washing machine and space for a tumble dryer.





FIRST FLOOR...

The principal bedroom is large and bright, with a box bay window overlooking the front and a lovely en-suite shower room with a large shower, underfloor heating and a towel rail to warm your towels. The double wash basins sit atop a wooden unit, painted in a delightful duck egg blue and topped with oak. A relaxing environment to retreat to at the end of a busy day.





REST & REFRESH...

Dominated by a clawfoot bath, with a wash basin and WC, all sourced from the Cast Iron Bath Co, in a style that is in keeping with the period of the home and complete with a separate rainfall shower, this beautiful bathroom is perfect for a long soak to relax and recharge.

A second bedroom, with another large box bay window, overlooks the side of the home and has been used as a study and library. There is also a third bedroom on this floor.





SECOND FLOOR...

The second floor has three further bedrooms with excellent ceiling height and fabulous views over the rooftops. The largest of these bedrooms has a lovely roofline that follows the curve of the property and perfectly frames the window. The landing has ample storage cupboards and there is a loft hatch with space at the peak of the roof.

There is also a shower room on this floor, with a shower, WC and wash basin.





OUTSIDE...

At the front of this magnificent home is an enclosed, lawned garden which gets the sun for much of the day and is sheltered by hedges and borders.

Along the side of the property is a raised bed filled with strawberry plants and a herb border close to the entrance and kitchen windows.

The rear garden is private, sheltered behind climbing clematis with floral blooms throughout the summer months and roses. A circular patio is the perfect spot for a table and chairs to enjoy a glass or two in the evening sun or an alfresco lunch.



Total Approx. Floor Area 3231 Sq.ft. (300.2 Sq.M.)

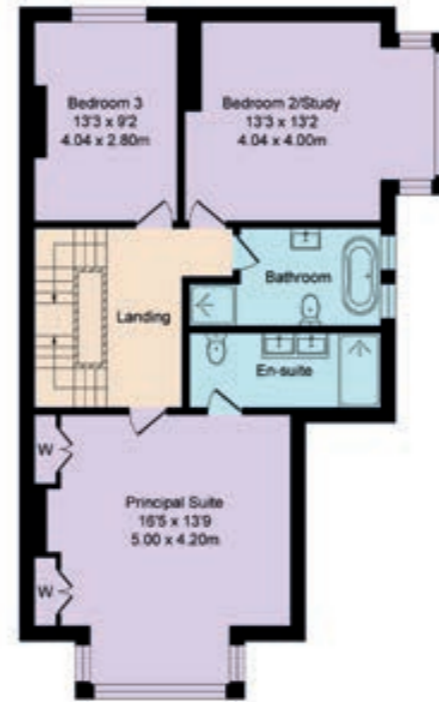
and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor all measurements are approximate and no responsibility is taken for any error.



Lower Ground Floor
Approx. Floor Area 687 Sq.Ft (63.8 Sq.M.)



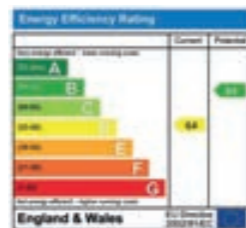
Ground Floor
Approx. Floor Area 983 Sq.Ft (91.3 Sq.M.)



First Floor
Approx. Floor Area 908 Sq.Ft (84.4 Sq.M.)



Second Floor
Approx. Floor Area 653 Sq.Ft (60.7 Sq.M.)



FINER DETAILS

- Edwardian period semi-detached home
- 6 bedrooms
- 3 bathrooms
- Spacious dining kitchen with Aga
- Large full-height cellar perfect for conversion
- Lawned garden to front, patio to rear/side
- Off street parking
- 2 minutes walk to The Stray
- 10/15 mins walk to Harrogate town centre
- Harrogate Grammar School catchment area

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ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



GYM:
Nuffield Health, Coach & Surge
Padel at Hornbeam Park
(5 mins drive)



RESTAURANTS:
So much choice within 10-15 mins
walk in the town centre, but we
like Weetons, West Park Hotel &
Three's A Crowd which are close



WALK:
We love walking on The Stray
- the perfection of the cherry
blossoms are magnificent



POI:
Hookstone Woods
& Tewit Well



MILK:
Sainsbury's Local,
Leeds Road (5-10
mins walk)



SCHOOLS:
Oatlands Infant School; St Peter's
CofE Primary; Harrogate Grammar
School; St Aidan's High School;
St John Fisher Catholic Academy
(all 10-15 mins walk)



CHEMIST:
Day Lewis Pharmacy, Leeds Road
(5-10 mins walk)



PUBLIC TRANSPORT:
Harrogate Bus & Rail Stations in town
centre (15 mins walk), Hornbeam Park Rail
Station (15 mins walk) & bus to Leeds &
Ripon at end of road



TAKEAWAY:
There's lot of choice at Leeds Road shops:
The Curry Counter (cook at home or
cooked in store), Domino's, Ichi Sushi &
Wing's Chinese



PUB:
Three's A Crowd or
Harrogate Cricket Club



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presented by



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