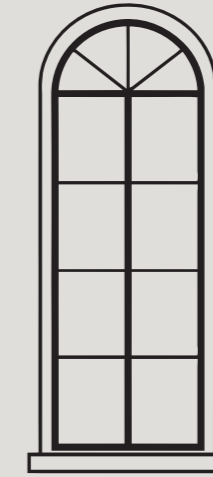


Warwick
House
HARROGATE



Warwick House

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There is a quiet confidence to Warwick House. Set on a peaceful corner plot on the south side of Harrogate, this is a home that has been deeply enjoyed and carefully evolved over time. Built in 1922, its Edwardian symmetry and presence remain intact, yet inside it unfolds with a more contemporary sensibility that suits modern life.



A Quiet Presence, Effortlessly Held

It is rare for a home to remain within just two families for over four decades. Rarer still for it to feel so effortlessly liveable. A short walk leads into the centre of town, while The Stray lies just moments away, its open green expanse and seasonal blossom part of daily life here. Despite this, the setting feels hushed and deeply private, with nature forming the backdrop to everyday living.

A private gated carriage driveway sweeps in from the left, offering space for around six cars and access to the integral double garage, complete with EV charger. To the right, the garden opens out, framing the home with greenery and a sense of space that is immediately calming.





A Sense Of Arrival

A covered verandah with its red herringbone quarry tiled floor sets a graceful tone. The large grey front door opens into a neat vestibule, with a WC tucked to one side, before glazed double doors reveal the main hallway.

This is a space designed to impress without overwhelming. Light pours in through a striking double-height glazed window, illuminating pale wood-effect tiled floors and softly painted walls. The staircase rises with elegance, its white spindles and dark polished handrail drawing the eye upwards in a gentle curve.

There is a natural composure here, a feeling that carries throughout the home.



A Space To Retreat

The drawing room sits quietly to one side, a beautifully balanced space with a dual aspect that captures both front and garden views. A large bay window brings in shifting natural light, while a log burner set within a white mantle adds warmth and focus. Decorative coricing softens the edges, and a reading corner with bespoke cabinetry offers a more intimate retreat within the room. An integrated audio-visual distribution system serves this and other reception spaces, allowing sound and media to flow effortlessly.





A Space To Gather

Opposite, the sitting room mirrors the proportions yet offers a different mood. Wooden floors bring a subtle informality, set against light grey walls with a contrast feature wall finished in striking patterned wallpaper. A decorative stone fireplace anchors the space, with bespoke cabinetry fitted neatly into the recesses.

Together, these rooms offer flexibility and quiet sophistication, equally suited to entertaining or unwinding.



Modern Family Living

Beyond, the atmosphere opens into something more sociable. The family room provides a relaxed transition, a comfortable space for daytime living with a modern inset gas fireplace and views towards the driveway.





Heart Of The Home

The kitchen, crafted by Clarity Arts, is both refined and highly functional. Light grey cabinetry sits beneath speckled granite worktops, complemented by a suite of integrated Miele appliances including dishwasher, oven, coffee machine and wine cooler. A bespoke glazed wine display frames the coffee machine and wine cooler, creating a striking focal point within the cabinetry. A gas-powered AGA with Intelligent Management System provides four ovens alongside an electric hob, blending tradition with precision.



“There’s space for everyone but it always feels connected. We can be cooking, talking, and hosting all at once, yet still together.”

Light-Filled Living

Above, a large roof lantern draws in daylight, while built-in ceiling speakers enhance the atmosphere. The space opens naturally into dining and seating areas, with room for a generous table and a corner sofa. Bi-fold doors lead out to the garden, allowing inside and out to connect with ease.





Useful Spaces

A separate utility room sits discreetly beyond, with space for laundry, an additional WC and a rear door that proves invaluable during garden gatherings. Internal access leads through to the double garage, reinforcing the home's thoughtful practicality.

A study completes the ground floor. Finished in deep navy tones, it features bespoke fitted cabinetry incorporating both desk and storage, with views towards the garden. CAT5 and CAT6 cabling across the ground floor ensures it is as capable as it is calm.



“Waking up here never gets old. The light changes with the seasons and there’s always a sense of calm, whatever the day brings.”

A Private Retreat Above

Upstairs, the staircase leads to a light-filled landing with access to a boarded and lit loft space above, offering excellent head height and future potential.

The principal suite is a space of genuine comfort. Dual aspect windows frame views to both the front and garden, allowing light to move through the room throughout the day. Soft tones and a light beige carpet create a restful atmosphere.

A separate dressing room provides fitted storage, while the en-suite bathroom is finished in travertine, with a walk-in shower, washbasin and WC arranged with quiet elegance.





Rooms For Family And Guests

Four further double bedrooms extend from the landing, each thoughtfully proportioned and filled with natural light. One looks out to the front of the home, while the others enjoy views across the driveway and garden.

One bedroom benefits from its own en-suite, finished in large grey tiles with a clean, contemporary feel. The remaining bedrooms are served by a well-appointed house bathroom, where a freestanding bath takes centre stage. Twin wash basins and expansive beige tiling add a sense of quiet luxury, while a floral feature wall introduces a gentle touch of character.

Together, these spaces provide flexibility and comfort, equally suited to family life or visiting guests.



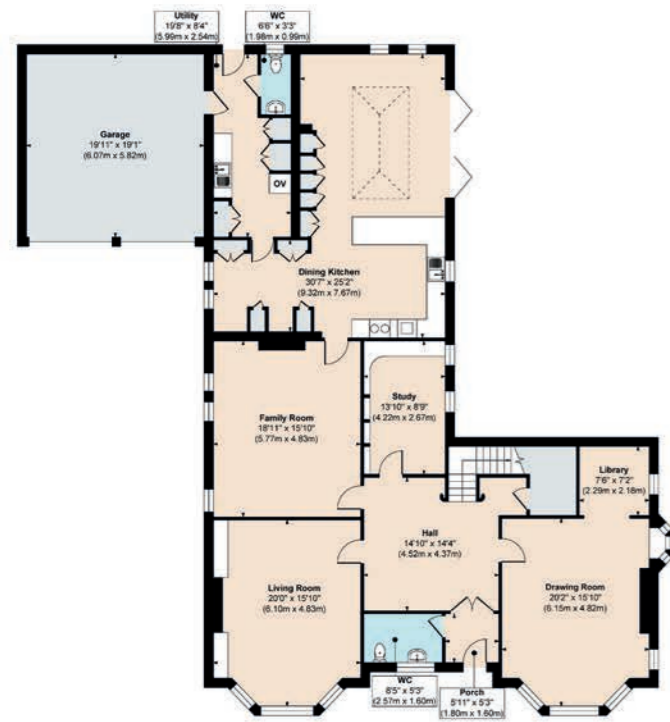
“We’ve spent so many evenings out here with friends and family. It’s peaceful, private, and always feels like an extension of the home.”

Gardens That Invite You Outside

The garden unfolds to the right of the home, forming a private and carefully arranged outdoor space. It is largely laid to lawn, with mature planting providing natural screening and a sense of enclosure.

A gravelled area with raised beds offers the perfect setting for a kitchen garden, while an L-shaped decked terrace creates space for seating and a gazebo. The current owners have positioned a heated Breeze House gazebo here, with electrics installed and available by separate negotiation, creating a sheltered spot ideal for enjoying dinner in the last of the evening sun. A striking stainless steel spherical water feature provides a contemporary focal point, while high quality sawn stone flagged steps lead down from the kitchen, tying the spaces together with ease.

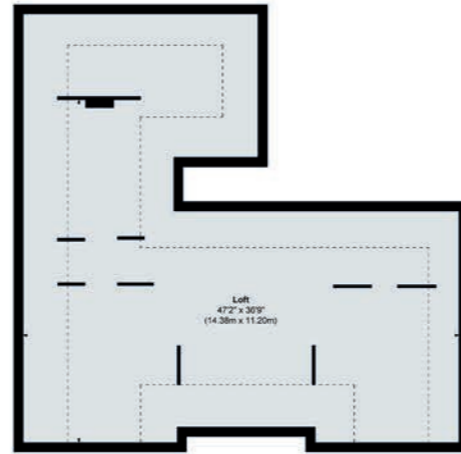




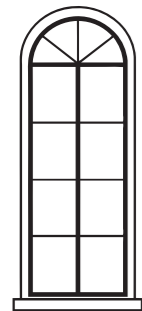
Ground Floor
Approximate Floor Area
2646 sq. ft.
(245.62 sq. m)



First Floor
Approximate Floor Area
1669 sq. ft.
(155.69 sq. m)



Loft Floor
Approximate Floor Area
1624 sq. ft.
(150.87 sq. m)



Warwick House
HARROGATE

FINER DETAILS

- Spacious detached Edwardian family home
- 5 bedrooms
- 3 bathrooms (inc 2 en-suites)
- 4 reception rooms
- Kitchen living diner with bi-fold doors to garden
- Good-sized south-facing garden
- Popular south-side close to The Stray & town centre
- Electric gated carriage driveway for several cars & integral double garage
- Harrogate Grammar School catchment
- All mains services

Approx. Gross Internal Floor Area 4315 sq. ft / 400.87 sq. m (Excluding Loft)

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

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Sainsburys Local (12 min walk);
Premier (10 min walk)



CHEMIST:
Lloyds Pharmacy; Wells
Pharmacy are both about 12
mins walk away



WALK:
We love the loop from Valley Gardens
to RHS Gardens and back - taking in
scenic views, forests & trails



GYM:
Nuffield Gym
(12 min walk)



PUB:
Rooster's Brewery Taproom (10 min
walk), Coach & Horses and The Tap
(5 min drive)



PLACES TO EAT:
Pranzo; La Ferria; Stuzzi
(all 5/10 min walk)



TAKEAWAYS:
Wings Chinese (2 min drive); plus lots
of Deliveroo options nearby



LOCAL SCHOOLS:
Oatlands Primary School (Good) 5 min walk; St Peter's
Church of England Primary School (Good) 10 min walk.
St Aidan's, St John Fisher & Harrogate Grammar School
- all in catchment area and walking distance



POI:
RHS Gardens, Valley Gardens &
The Stray are all so close



PUBLIC TRANSPORT:
Bus: services run regularly into Harrogate,
Wetherby & Harewood (3 min walk). Train:
Leeds, York & direct to London (5 min drive)



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Warwick House, 18 Warwick Crescent, Harrogate HG2 8JA

presented by



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