



VERITY
FREARSON

ELM COTTAGE, BURTON LEONARD, HARROGATE, HG3 3RW

GUIDE PRICE £975,000

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Harrogate, HG3 3RW

Occupying a particularly enviable position overlooking the village green, Elm Cottage is a beautifully presented detached period home, seamlessly blending timeless character with refined contemporary living. Believed to date back to the 18th century, the property has been sympathetically enhanced by the current owners to create a stylish and highly versatile home of considerable charm and quality.

Set within the heart of this highly sought-after village and surrounded by picturesque countryside, the property enjoys a prime yet convenient setting, ideally placed for access to Harrogate, Knaresborough, Ripon, and Boroughbridge. The village itself offers an excellent range of amenities including a post office, general store, well-regarded primary school, village hall, and also benefits from a sports field, tennis, bowls, cricket, together with a well-equipped children's play area.



Sitting Room · Dining Room · Family Room · Dining Room/Garden Room · Office/Bedroom 4

3 Bedrooms · Dressing Room · En-Suite · Shower Room

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

Reception and Dining Rooms

The property opens into a welcoming reception room, featuring oak herringbone flooring, a feature fireplace and staircase leading to the first floor. The adjoining dining room, also enjoying herringbone flooring, benefits from attractive views across the village green and provides an elegant setting for formal dining or an additional family room if required. Cast Iron radiators.

Kitchen and Utility Rooms

To the rear of the property lies a superb light-filled dining kitchen, thoughtfully designed with bespoke in-frame cabinetry in contrasting tones, complemented by quartz and Iroko work surfaces, a double Belfast sink, range cooker, and integrated Miele appliances. This impressive space is further enhanced by a separate utility room with matching cabinetry, single Belfast sink and access to the garden via a glazed stable door. Underfloor heating.

Dining/Garden Room

Flowing seamlessly from the kitchen is a delightful dining/garden room with double doors opening onto the rear terrace, creating an ideal environment for both everyday living and entertaining. A useful adjoining storage room which includes a centralised AV system adds further practicality. Underfloor heating.

Sitting Room

A particular highlight of the home is the impressive dual-aspect sitting room, extending to approximately 26 feet in length and featuring a vaulted ceiling and bay window framing views towards the village. A feature fireplace with Chesneys wood-burning stove creates a striking focal point, resulting in a beautifully proportioned and inviting living space. Cast Iron radiators.

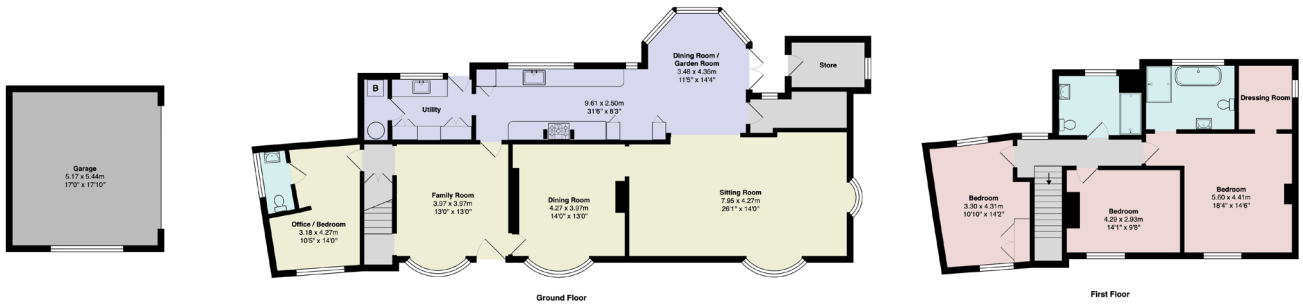
Study

To the opposite side of the ground floor is a useful home office with adjoining guest WC, offering flexibility to be utilised as a fourth bedroom if desired and also featuring herringbone flooring. Cast Iron radiator.

First Floor

The first floor provides the principal bedroom suite which offers a luxurious retreat, complete with a generous en-suite bathroom featuring a freestanding bath and separate walk-in Matki shower and fittings, together with a bespoke walk-in wardrobe/dressing room. In addition there are two well-proportioned double bedrooms served by a stylish house shower room with walk-in Matki shower and fittings. Underfloor heating and heated towel rails in en-suite and house shower rooms. Cast Iron radiators in bedrooms.

FLOOR PLAN



Total Area: 214.2 m² ... 2305 ft² (excluding garage)
All measurements are approximate and for display purposes only.

Outside

To the front of the property is an attractive walled garden overlooking the village green, with a stone-flagged pathway leading to the entrance, flanked by box hedging, areas of lawn and well-established planted borders.

A gated entrance leads to the rear where there is a driveway providing off-road parking and access to a detached garage. The private enclosed rear walled garden enjoys a desirable south-facing aspect and has been beautifully landscaped to include stone terracing, a level lawn and mature trees and shrubs, with feature lighting creating an idyllic setting for outdoor entertaining and al fresco dining.

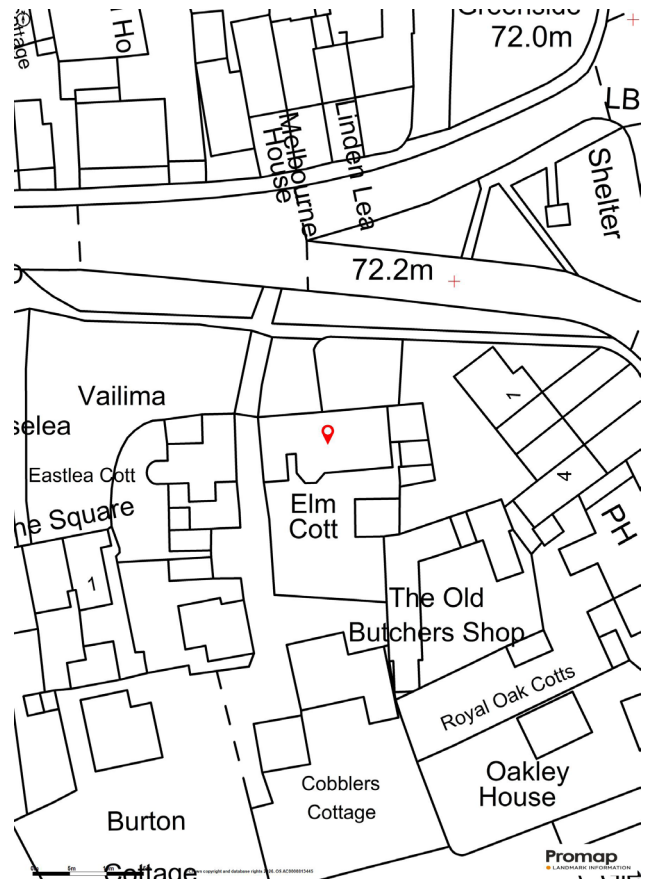
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		78
B	(81-91)		
C	(69-80)		
D	(55-68)	62	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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verityfearson.co.uk