



VERITY
FREARSON

24 ROSSETT GREEN LANE, HARROGATE, HG2 9LH

GUIDE PRICE £2,250,000

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Harrogate, HG2 9LH

An exceptional detached family home occupying a magnificent private plot within one of Harrogate's most prestigious residential locations.

Tucked away behind mature gardens and approached via a sweeping driveway, this handsome Arts & Crafts inspired property offers an increasingly rare combination of substantial family accommodation, beautifully landscaped grounds and complete privacy, all within easy reach of Harrogate town centre and some of the area's most highly regarded schools.

Extending to over 4,500 square feet including the detached double garage and summer house, the property has been thoughtfully enhanced and meticulously maintained to create a home ideally suited to modern family living. Elegant period detailing sits comfortably alongside carefully considered improvements, resulting in a property that is both impressive in scale and wonderfully practical.



Breakfast Kitchen · 6 Reception Rooms · WC · Utility

5 Bedrooms · 2 Bathrooms · 2 Shower Rooms

Off-Road Parking · Garage · Garden







ACCOMMODATION

A generous reception hall creates an immediate sense of arrival and sets the tone for the accommodation beyond. From here, a series of beautifully proportioned reception rooms provide an exceptional balance of formal entertaining space and relaxed family living. The elegant sitting room enjoys attractive garden views and offers a wonderful setting for entertaining, whilst the formal dining room provides an ideal space for family gatherings and special occasions.

Undoubtedly the heart of the home is the superb open-plan breakfast kitchen. Designed with modern family life in mind, this impressive space centres around a substantial island and incorporates extensive cabinetry, integrated appliances, and ample room for everyday dining. French doors open directly onto the terrace and gardens beyond, ensuring a seamless connection between the house and its outdoor surroundings. Flowing naturally from the kitchen is a comfortable snug and, beyond, a spectacular orangery. Flooded with natural light through an impressive, glazed roof lantern and extensive windows overlooking the gardens, this remarkable room provides exceptional year-round living and entertaining space. Whether hosting larger gatherings or simply enjoying a quiet morning coffee overlooking the grounds, it is easy to imagine this becoming the

most frequently used room in the house.

The ground floor also benefits from a practical utility room, guest cloakroom, and a highly versatile office suite with adjoining shower room. Ideal for those working from home, accommodating guests, or creating a self-contained space for a dependant relative, this area offers a degree of flexibility rarely found in homes of this style. To the first floor, a spacious landing serves five generous bedrooms. The principal suite enjoys an excellent degree of privacy together with fitted storage and a luxurious en-suite bathroom. The remaining bedrooms are all well-proportioned and are complemented by two further bath and shower rooms, creating a layout perfectly suited to growing families.

Throughout the property there is a feeling of quality, balance, and longevity. The accommodation is substantial without ever feeling overwhelming, creating a home that is equally suited to everyday family life and larger-scale entertaining. Whilst the house itself is undoubtedly impressive, it is the gardens that elevate this property into something truly special.

Extending far beyond what many buyers would expect to find so close to the centre of Harrogate, the grounds provide a wonderful sense of space, privacy, and tranquillity.

Beautifully maintained lawns stretch away from the house, framed by mature trees, established planting and colourful borders that provide interest throughout the seasons.

The gardens have clearly been nurtured and enjoyed over many years, creating a setting that feels both established and peaceful. A variety of terraces and seating areas allow owners to follow the sun throughout the day, whilst the extensive lawns provide ample space for children to play, family gatherings and summer entertaining. Towards the far reaches of the garden sits a charming summer house, creating a peaceful retreat away from the main house and offering the perfect place to relax whilst enjoying the surroundings. To the front, the sweeping driveway provides extensive parking for numerous vehicles and leads to the detached double garage. Mature planting and landscaped borders ensure the approach is every bit as impressive as the gardens beyond. For a property positioned so conveniently for Harrogate's amenities, the level of privacy on offer is quite remarkable. The mature grounds create a setting that feels wonderfully secluded and entirely removed from the bustle of everyday life.

FLOOR PLAN

Rossett Green Lane, Harrogate, HG2

Main House = 389.0 sq m / 4187 sq ft
(Including Limited Use Area)
Garage = 27.3 sq m / 294 sq ft
Summer House = 10.7 sq m / 115 sq ft
Total = 427.0 sq m / 4596 sq ft

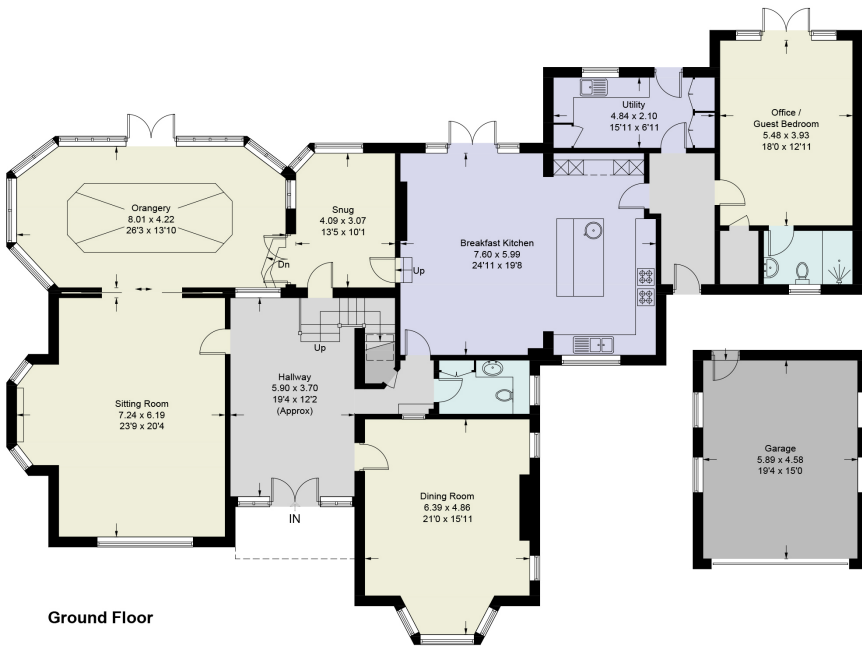


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Location

Rossett Green Lane is widely regarded as one of Harrogate's most sought-after residential addresses and has long been favoured by buyers seeking substantial family homes within easy reach of the town centre.

The property is ideally positioned for access to Harrogate's excellent range of shops, restaurants, cafés, and leisure facilities, whilst the railway station provides regular services to Leeds and York with onward connections to London and the wider national rail network. The area is particularly popular with families thanks to its proximity to a number of highly regarded state and independent schools. Sporting and recreational facilities are equally impressive, with golf clubs, health clubs and extensive countryside walks all readily accessible.

Despite this convenience, the property enjoys a wonderfully peaceful setting, hidden away within its mature grounds and offering a level of privacy rarely associated with such a central location.

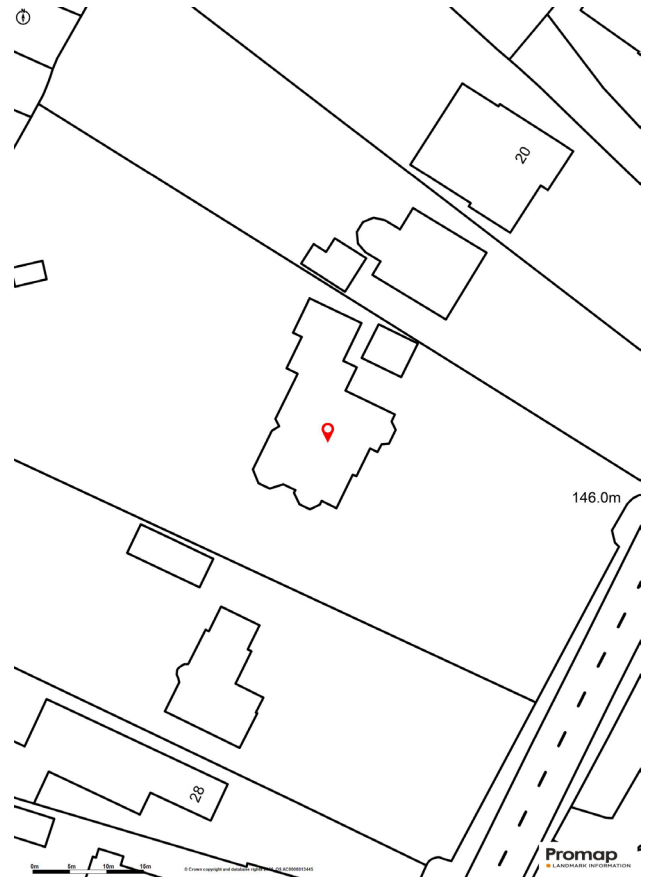
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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