





## BROOMFIELD, CHURCH LANE, PANNAL, HG3 1NG

Harrogate town centre – 1 mile

Leeds – 13 miles

York – 24 miles

Wetherby/A1(M) – 10 miles

Dating back to around 1896, Broomfield has over recent years undergone a complete yet sympathetic programme of restoration, now combining a wealth of character architectural features with quality modern appointments. The light and spacious accommodation extends to some 4,254 sqft overall, benefitting from high ceilings, underfloor heating to the ground floor and all bathrooms, integrated Sonos speaker system together with period features including stunning oak panelling, Lutyens designed staircase and period fireplace surrounds in the principal reception rooms.

Harrogate itself boasts an excellent array of all amenities including shops, cafes, bars, restaurants and the popular Valley Gardens. In addition, there are numerous recreational facilities together with a number of highly regarded schools including Rossett School, Harrogate Grammar School, Ashville College and Harrogate Ladies College. There is easy access to the business centres of Leeds, York and Bradford and the railway station in the town centre provides services to Leeds and York with direct mainline services to London's Kings Cross.

A covered entrance porch opens into an entrance vestibule which in turn leads through into an impressive oak panelled reception hallway with oak staircase and feature arched stained glass window. Off the hall is a spacious panelled guest cloakroom with concealed cupboard and separate WC and a separate side lobby provides access to a utility room and wine cellar. The principal rooms all take advantage of the full south facing aspect across the gardens and include a lovely sitting room with ornate fireplace and semi circular bay, family room also with ornate fireplace and deep bay window with French doors opening out into the garden. A feature of the house is the open plan living dining kitchen with bespoke cabinets by Neptune and including Lacanche professional range electric/gas cooker, Miele appliances, central island/ breakfast bar with marble preparation surface, inset sink and boiling hot water tap. The dining/sitting area features an ornate fireplace, dual aspect over the gardens and French doors opening out onto the sun terrace.

**AN EXCEPTIONAL SUBSTANTIAL DETACHED FAMILY RESIDENCE, SET IN BEAUTIFUL LANDSCAPED PRIVATE GARDENS OF ALMOST 1 ACRE, LOCATED ON THE SOUTHERN FRINGE OF HARROGATE AND ENJOYING STUNNING VIEWS OVER OPEN COUNTRYSIDE AND THE CRIMPLE VALLEY BEYOND.**









The first floor accommodation is approached from a lovely wide galleried landing and includes the principal bedroom facing south with a large dressing room with two ranges of fitted wardrobes and leading through into the en suite bath/shower room with separate wash room area with twin vanity units. The second double/guest bedroom faces west and has its own private en suite shower room. There are then three additional bedrooms, one presently used as a home office, and a separate house shower room.

Outside, Broomfield is approached by an impressive driveway with high brick boundary walls and electric gated entrance opening into a tarmac forecourt and turning head providing ample parking for numerous vehicles together with a gravelled additional parking space. The built on double garage has twin automatic roller doors and incorporates a gardener's WC and fuel store.

Undoubtedly the outstanding feature of Broomfield are its spectacular landscaped formal gardens facing virtually due south and enjoying a high degree of privacy and views over open countryside towards the Crimple Valley. There is an extensive stone paved terrace on three sides of the property, ideal for outside entertaining, which lead down into extensive lawned areas bounded by a wealth of mature trees and specimen shrubs. Immaculately tended boundary hedges and flower borders surround the grounds, creating a very safe environment for young children.



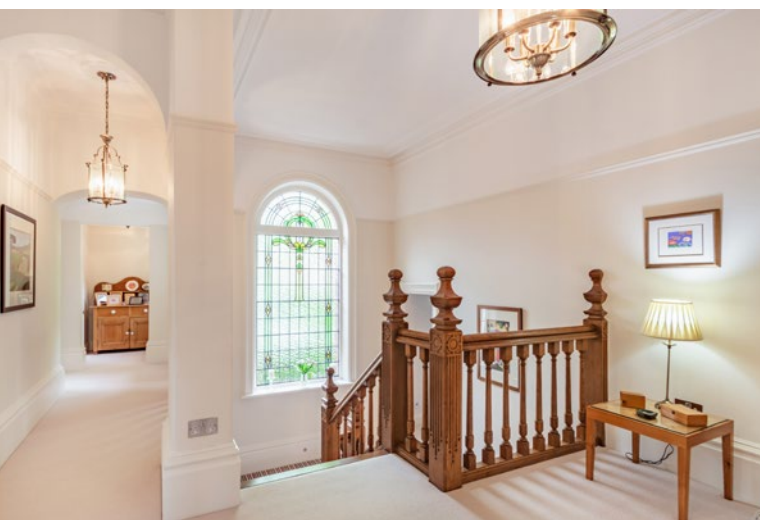


## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - HG3 1NG** - Leaving Harrogate town centre on the Leeds Road A61, after approximately 1 mile turn right at the traffic lights onto Leadhall Lane. This then becomes Rossett Green Lane at which point turn left down Church Lane and the property is approximately 500 yards on the right hand side.

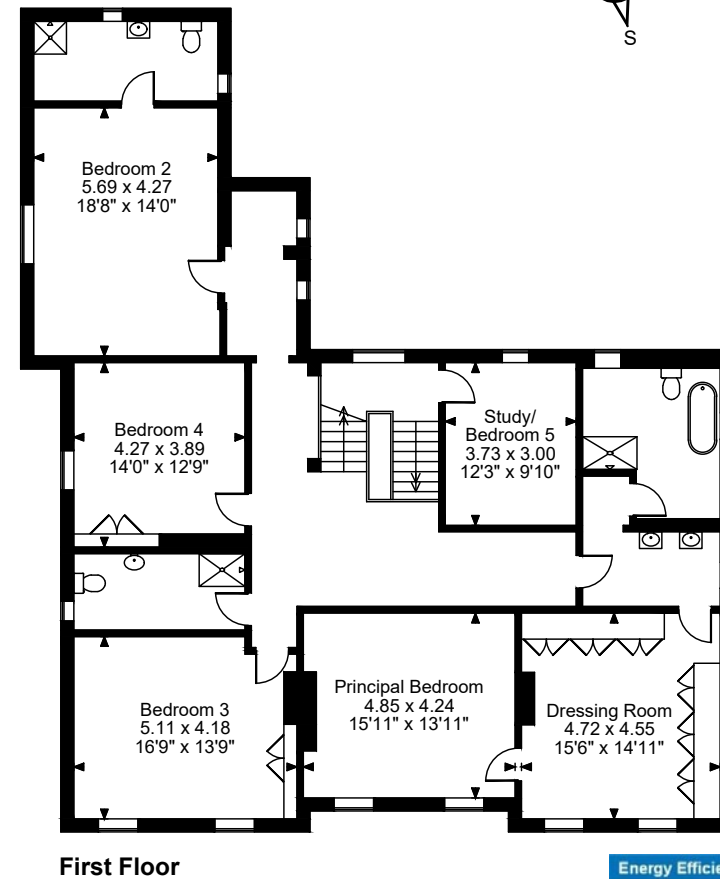
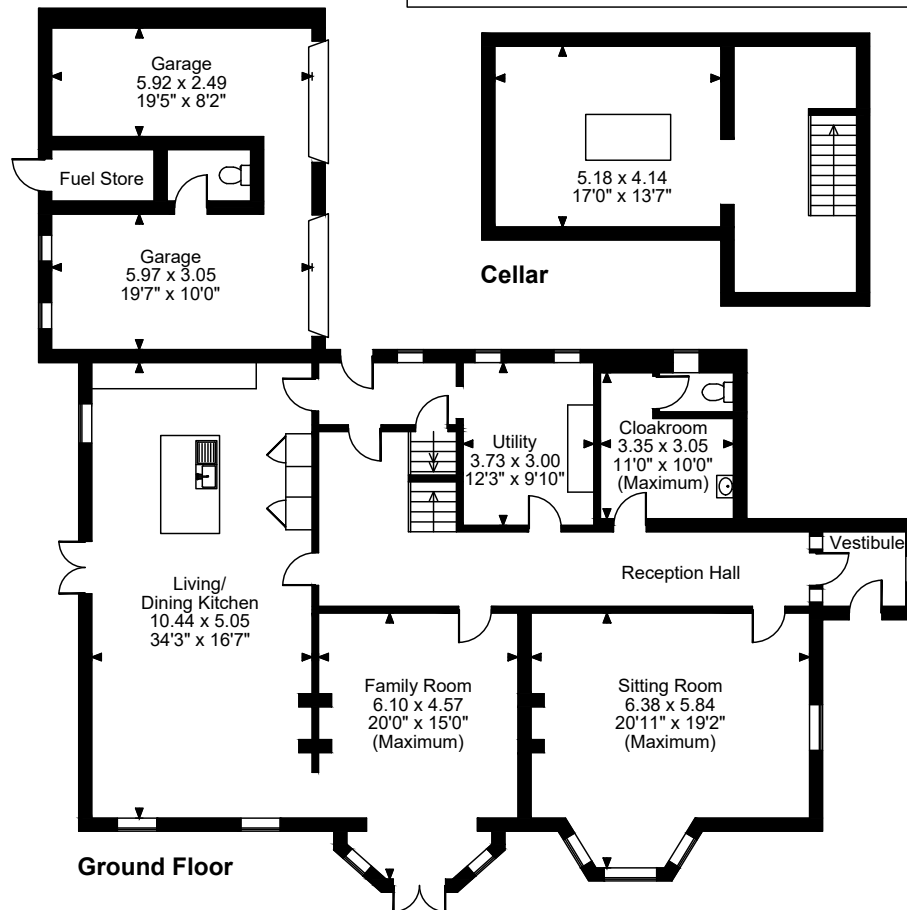
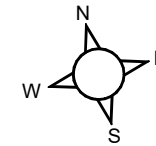








**Broomfield, Church Lane, Pannal**  
**Approximate Gross Internal Area**  
**Main House = 4,254 sq ft / 395 sq m**  
**Garage = 468 sq ft / 44 sq m**  
**Total = 4,722 sq ft / 439 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	62	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		





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#### **IMPORTANT INFORMATION**

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