



SWAN HOUSE

12 Swan Road, Harrogate

Carter Jonas

SWAN HOUSE, 12 SWAN ROAD, HARROGATE, HG1 2SS

- Central Harrogate - ½ mile
- Leeds - 16 miles
- A1(M) - 10 miles

Central reception hall • Cloakroom • Drawing room
Sitting Room • Study • Dining room • Breakfast
kitchen • Utility room • Secondary cloakroom
Rear hall • Cellar • Landing • Principal bedroom
with a dressing room and an en suite bathroom
Guest bedroom with an en suite shower room • Four
additional bedrooms • Three with en suite facilities
Family room • Galley kitchen • Electrically operated
entrance gates • Block paved drive • Detached
double garage • Beautiful lawned gardens
Magnificent copper beech tree • Mature hedging to
the boundaries

Swan House occupies a lovely position in an area recognised as a particularly popular residential neighbourhood, lined with attractive Georgian and Victorian town houses in the fashionable Low Harrogate area, close to the Valley Gardens and the cosmopolitan chic of the Montpellier Quarter. The town centre is within a short walk and offers a wide variety of shops and restaurants together with excellent transport connections to the business centres of Leeds, Bradford and York. Mainline rail stations in Leeds and York provide Intercity services to London's Kings Cross, access to the A1(M) is within 10 miles and Leeds/Bradford Airport is within a 20 minute drive.

Swan House is a beautiful Grade II listed detached property, originally constructed in 1815 as a Lodging House for Jonathan Shult, the then proprietor of the adjacent Swan Inn, and used as a residence for him and also for lodging very important guests. The current owners have completely restored and renovated the property, creating an exceptional family house whilst skilfully retaining some lovely features reminiscent of the Georgian era.

A HANDSOME GRADE II LISTED DETACHED GEORGIAN PROPERTY PROVIDING SYMPATHETICALLY RESTORED AND BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION, SET IN LOVELY LAWNED GARDENS AND OCCUPYING A FANTASTIC POSITION IN THE FASHIONABLE LOW HARROGATE AREA, CLOSE TO THE VALLEY GARDENS AND WITHIN A SHORT WALK OF CENTRAL HARROGATE.



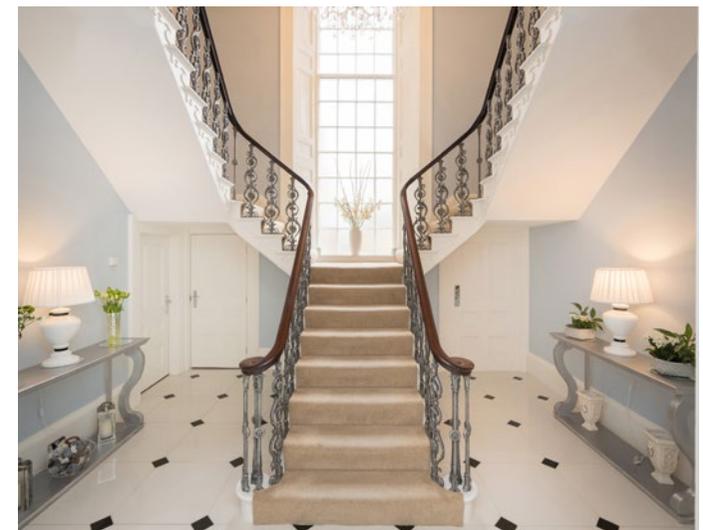


The room proportions and ceiling heights are superb, all flooded with natural light by virtue of the beautiful shuttered sash windows throughout.

The spacious yet comfortably proportioned accommodation is arranged over 3 floors and features a central reception hall with a stunning staircase and marble floor, drawing room, sitting room, study, dining room and a fully fitted breakfast kitchen with a utility room, cloakroom and hall to the rear. On the first floor is a lovely landing, an impressive principal bedroom with a dressing room with built in wardrobes and a large en suite bathroom, guest bedroom with an en suite shower room together with a third double bedroom which has an en suite bathroom. Extensive additional living space is available on the second floor with a further three double bedrooms, two of which have en suite facilities, together with a family room and a galley kitchen. The second floor is perfect for use as guest accommodation, as a teenager's suite or alternatively as a large home office facility.

Outside, the property is approached via electrically operated entrance gates which lead into a large block paved driveway which provides ample parking. A detached double garage with a roller shutter door provides further parking.

The beautiful gardens lie to three sides of the property, featuring sweeping lawns and a magnificent copper beech tree together with well established hedging to the boundaries.





Viewing

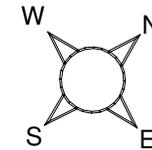
Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions
HG1 2SS**

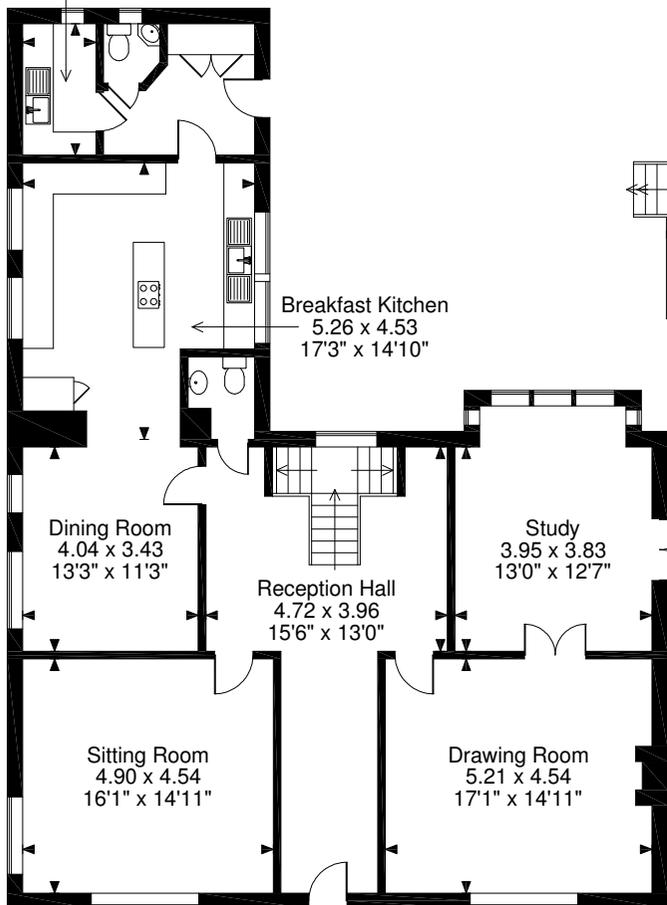
From the centre of Harrogate proceed down Parliament Street and continue straight on at the traffic lights. Shortly after Divino Italian restaurant on the left, turn left into Swan Road. Proceed past the row of houses on the right and then take the next turn on the right. Proceed up the road for a short distance and the entrance to Swan House is clearly visible on the right.



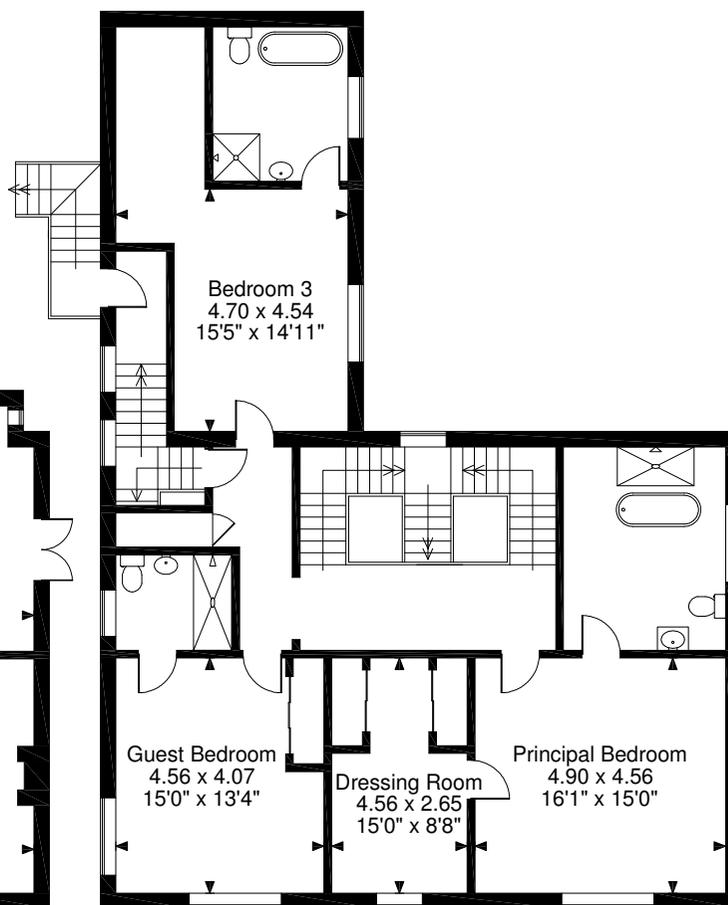
Swan House, 12 Swan Road, Harrogate
Approximate Gross Internal Area
Main House = 4,104 sq ft / 381 sq m
Double Garage = 366 sq ft / 34 sq m
Total = 4,470 sq ft / 415 sq m



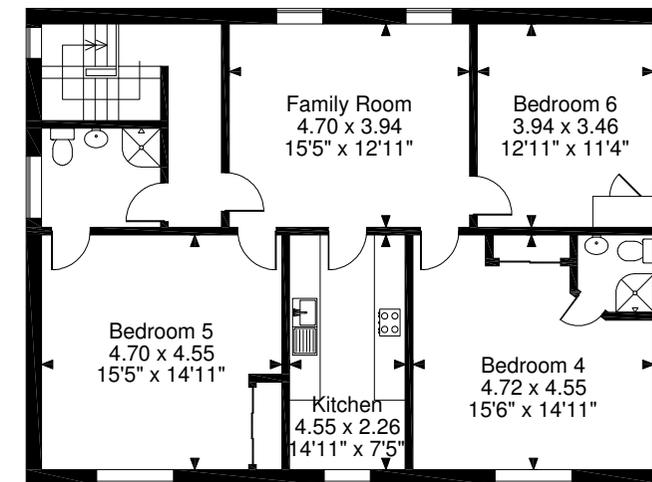
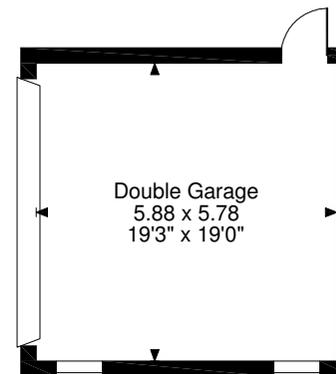
Utility Room
 2.55 x 1.43
 8'4" x 4'8"



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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