



OCCANEY GRANGE
Burton Leonard, Near Harrogate

Carter Jonas

OCCANEY GRANGE, COPGROVE LANE, BURTON LEONARD, HG3 3TD

Harrogate – 7 miles

Knaresborough – 4 miles

Ripon – 8 miles

GROUND FLOOR

Spacious reception hall · Cloakroom · Sitting room · Dining room · Garden room · Superb dining kitchen · Family room · Utility/laundry room · Larder/pantry · Potential self contained annexe with bedroom, adjacent bathroom and a sitting room/study above the gated entrance

FIRST FLOOR

Galleried landing · Principal bedroom with a walk in wardrobe and an en suite bathroom · Three additional double bedrooms · House shower room · Extensive storage in boarded loft area

OUTSIDE

Electrically operated entrance gates · Large gravelled courtyard to the front providing secure parking for several vehicles · Double garage · Separate gated side drive providing useful secondary access · Stunning south west facing garden to the rear with a large flagged and gravelled terrace adjoining the house itself · Rose garden with topiary and beech hedging · Woodland · Vegetable garden · Paddock · Various outbuildings and garden stores

A GORGEOUS DETACHED FAMILY HOUSE PROVIDING SPACIOUS AND WELL PRESENTED ACCOMMODATION EXTENDING TO ALMOST 4,300 SQFT (399 SQM) OF LIVING SPACE, SET IN STUNNING GARDENS AND GROUNDS EXTENDING TO OVER AN ACRE (0.4 HA) AND OCCUPYING A LOVELY SEMI RURAL SETTING YET CONVENIENT FOR EASY ACCESS TO HARROGATE, RIPON AND KNARESBOROUGH.





Occaney Grange occupies a lovely semi rural position in a desirable residential area between the villages of Burton Leonard, Farnham, Copgrove and Staveley, just 4 miles to the north of Knaresborough and 7 miles to the north east of Harrogate. There is a range of everyday amenities in Burton Leonard and Staveley. A more extensive range of facilities are available in Harrogate, Ripon and Knaresborough – all of which are within a few miles drive. A wide range of schooling options are available in the surrounding villages and towns, including the highly regarded Ripon Grammar School, for which the property falls within the catchment area. For the commuter, access to Junction 48 of the A1(M) is about 4½ miles to the east and provides easy access to the commercial centres to the north and south. Rail services operate from Knaresborough and Harrogate providing access to mainline stations in Leeds and York. Leeds/Bradford International Airport is a 30 minute drive to the south west.

Occaney Grange is a very attractive detached property which is believed to have origins dating back to the late 19th Century. Over the last 50 years the property has been substantially altered, extended and improved to create a first class family house in every respect.

The well planned accommodation is arranged over two floors and includes a spacious reception hall, cloakroom, sitting room, dining room, garden room, a superb dining kitchen, family room (currently used as a study/home office) and a utility/laundry room.





Also on the ground floor is a guest bedroom with an adjacent bathroom – this area could easily be adapted to create a self contained annexe/granny flat by incorporating the first floor room above the gated entrance into a sitting room/study.

On the first floor is a galleried landing, principal bedroom with a walk in wardrobe and an en suite bathroom together with three additional double bedrooms and a house shower room.

The gardens and grounds create a special feature of this lovely family house. Lying principally to the rear, they enjoy a choice south west facing orientation and afford considerable privacy. Adjoining the house itself is a large flagged and gravelled terrace with steps leading down to an extensive lawned area, providing a superb playing area for children. Beyond there is an area of woodland, rose garden, vegetable garden, a small orchard with fruit trees and a paddock. The gardens and grounds have been carefully cultivated over the years and feature a wealth of mature plants, shrubs and trees.

The property is approached off Copgrove Lane, with electrically operated entrance gates leading to a large gravelled courtyard, providing extensive secure parking together with a double garage. To the side of the house there is a further gated access which provides a useful secondary access, leading to the garden and being ideal for garden machinery.



ADDITIONAL INFORMATION

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

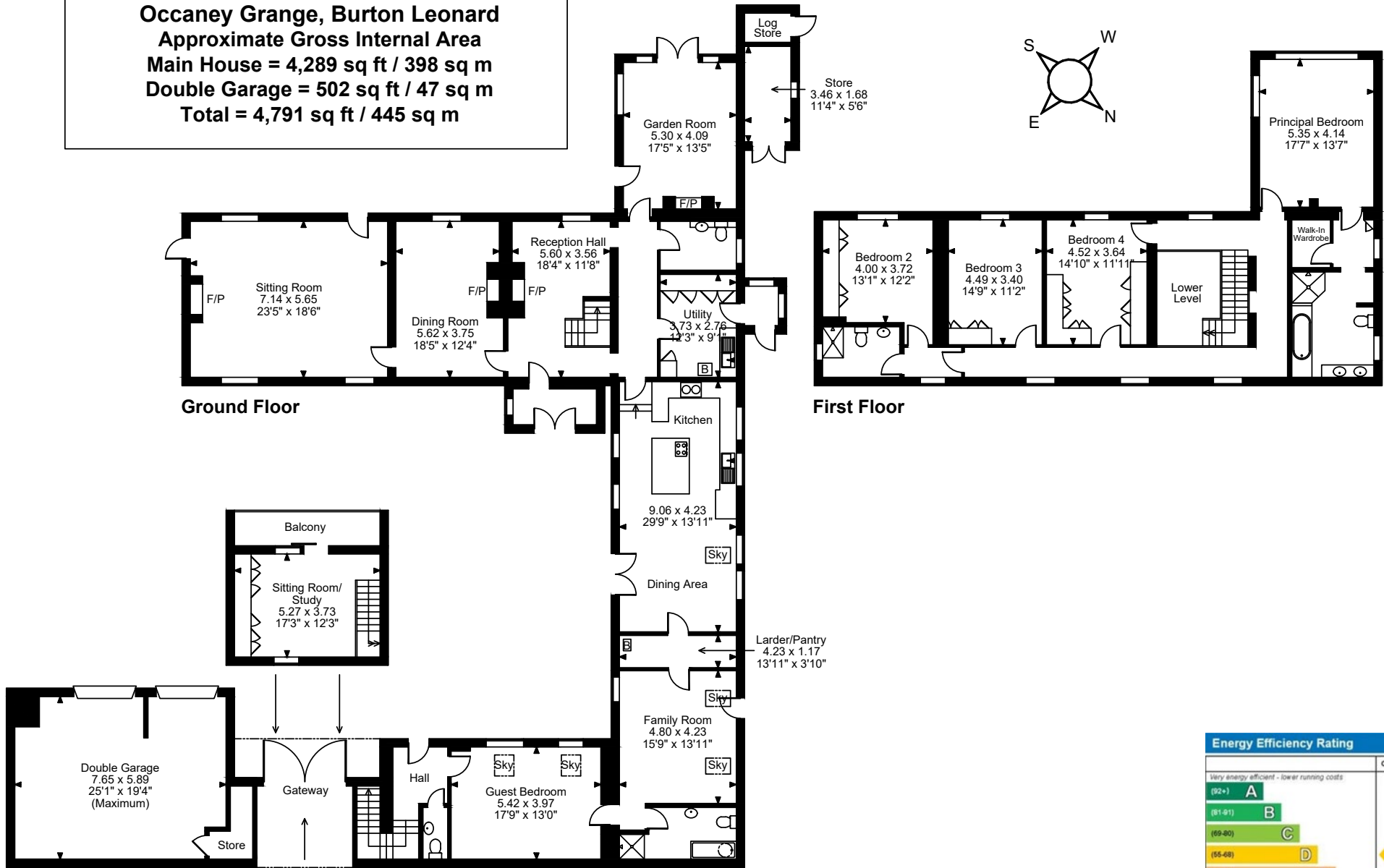
Services: We are advised that mains electricity is installed. There is a spring water supply shared with four other properties with a maintenance agreement in place. Drainage is to a septic tank. Central heating is provided by means of an LPG boiler.

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

Directions - HG3 3TD: Proceed out of Knaresborough on the A6055 towards Boroughbridge. At a tight right hand bend, turn left signposted to Farnham. At the T junction, turn right and then take the next left turn into Copgrove Lane signposted Copgrove/Staveley. Proceed for just under a mile and you will see a cream coloured farmhouse on your left. The entrance to Occaney Grange is two driveways along, approached under an archway.



Occaney Grange, Burton Leonard
Approximate Gross Internal Area
Main House = 4,289 sq ft / 398 sq m
Double Garage = 502 sq ft / 47 sq m
Total = 4,791 sq ft / 445 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)			78
D (55-68)		62	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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