



**39 HARLOW OVAL
HG2 0DR**

**£1,399,999
FREEHOLD**

Discover a remarkable art and crafts property, expertly built in 1904 and showcasing many original features. This stunning detached home is ideally situated within walking distance of Harrogate. Don't miss the opportunity to experience its charm and character!

MONROE

SELLERS OF THE FINEST HOMES

39 HARLOW OVAL

- CHAIN FREE • Detached Property Full of Character & Charm • Arts and Crafts Property • Sought After Location • Versatile lower ground floor. • Four Floors • Stunning Fireplaces • 5741 Sqft • Outstanding Schools Locally • Driveway & Garden

Westholme is a stunning Arts and Crafts property that offers a remarkable living experience, full of character and charm, featuring a range of unique bespoke elements.

This spacious and impressive five-bedroom home showcases a wealth of original features including a panelled dining room, leaded windows and stunning fireplaces, blending elegance with style and space.

Built in 1904, Westholme is situated in the prestigious and private Harlow Oval area and is conveniently located within walking distance of many schools, Cold Bath Road, The Stray, Valley Gardens, and more. Additionally, the train station and town centre are just a 15-minute walk away.

You enter the house through a charming stone stepped porch that leads into a spacious and sunlit entrance hall, setting a warm tone for the rest of the home.

The open-plan kitchen, living, and dining area is bright and airy, providing ample space for family gatherings as well as space to sit and relax. One of the standout features is the AGA cooker, the true heart of the house. You'll also find a spacious snug featuring a large bay window, a formal dining room with wood panelling and a beautiful brass fireplace. There's also an impressive formal living room that boasts a striking marble fireplace with arched windows and is flooded with natural light. This is truly a house for elegant entertaining with ample space for large parties and celebrations.

Upstairs, the principal suite serves as a true haven,

highlighted by a spacious bay window and fitted wardrobes. The large En-Suite bathroom, includes a freestanding roll-top bath and a separate shower. This floor also accommodates three further generously sized double bedrooms, which share a large house bathroom with both a bath and a shower.

The second floor has a large additional bedroom (currently used as an office) featuring an amazing picture window with views over Harrogate. There's also a study plus plenty of storage and a further bathroom. This floor can be made into a separate office suite if needed.

The lower ground floor is an impressive space with endless potential and its own separate entrance. As well as truly extensive storage areas, it also includes a garden kitchen, bathroom, gym and utility area alongside two light and spacious rooms currently serving as a family music room and games room (but previously used as bedrooms). It really is a home that accommodates all your changing needs as a family as well as providing ample space for visiting friends.

The property's grounds are just as striking, showcasing a spacious driveway that grants access to a double garage with off street parking for up to eight cars. The front garden is filled with mature trees and shrubs, providing a high level of privacy. A beautifully designed rear patio and enclosed walled garden with lawn and mature flower beds sets the stage for memorable gatherings, offering a charming and inviting outdoor space.

This impressive and spacious house is a remarkable find situated on a quiet road, perfect for families, with ample



space for all and well positioned to take advantage of everything Harrogate has to offer. It's rare to find a house of this stature and serenity with the amenities of Harrogate's town centre on its doorstep. Seize this incredible opportunity to view it now!

REASONS TO BUY

- Full Of Character and Charm
- Five Large Double Bedrooms
- Spacious Reception Rooms with Original Arts & Crafts

Features

- Lower Ground With Lots of Storage and Additional Rooms (if needed)
- Double Garage With Ample Off Street Parking
- Walking Distance To Town, Station and Various Outstanding Schools
- Prestigious Postcode
- Excellent Transport Links

ENVIRONS

Harlow Oval is a highly desirable location, conveniently situated near excellent amenities. Harrogate Grammar School is just a few minutes' walk away, and the shops and facilities on Cold Bath Road, as well as the Stray and Harrogate town centre, are easily accessible on foot. The area offers close proximity to schools, the Stray, and Valley Gardens, making it very convenient for residents. It takes about 15 minutes to walk to the train station and town centre.

Residents can enjoy a short stroll to the Pinewoods, Harlow Carr (RHS), and the beautiful surrounding countryside. Moreover, Leeds City Centre, York, and Wetherby are all easily reachable through frequent public transport links.

This property provides access to Harrogate Grammar School, St. Aidan's, St. John Fisher, and Rossett.

SERVICES

We are advised that the property has mains water, electricity, and drainage.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

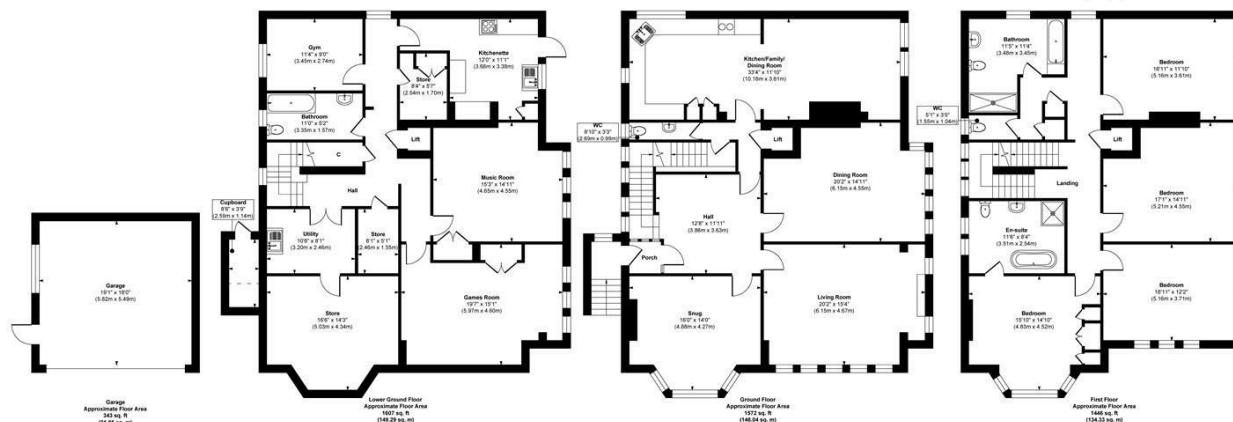
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

39 HARLOW OVAL





Approx. Gross Internal Floor Area 5741 sq. ft / 533.33 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (most efficient) to G (least efficient). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each rating is associated with a range of scores in parentheses. A large green arrow on the right points to the '79' rating, which corresponds to band C (69-80).

Rating	Score Range	Notes
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current Potential

79

59

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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