



HUBY MANOR CRAG LANE

HARROGATE, LS17 0BW

£2,500,000
FREEHOLD

Hubby Manor is a grand, Georgian-style home tucked between Harrogate and Leeds, offering over 7,500 sq ft of opulent living space including a sleek indoor pool, five reception rooms, and a handcrafted Mark Wilkinson kitchen. With a separate two-bedroom annexe, sweeping countryside views, and elegant interiors throughout, it's a dream home where timeless charm meets modern luxury.

MONROE

SELLERS OF THE FINEST HOMES

HUBY MANOR CRAG LANE

- Prestigious Georgian-style manor in Huby • Set behind electric gates, great privacy • Over 1/3 acre with lush gardens • Two garages with electric doors • Elegant limestone-floored entrance hall • Heated indoor pool and guest annexe • Orangery and terrace for entertaining • Immaculate condition throughout • Five bedrooms, four luxurious bathrooms • South-facing garden with countryside views



REASONS TO BUY

- Idyllic village setting between Harrogate and Leeds
- 6 Double bedrooms
- Set in over 1/3 of an Acre plot
- Private South facing lawned garden
- Double integral garage and electric gates
- Bespoke Mark Wilkinson kitchen
- Heated indoor swimming pool
- Net internal area of over 8,325 Sqft

Huby Manor is a truly remarkable residence, nestled in the semi-rural yet conveniently located village of Huby. There is a village train station for easy access into the city centre and positioned within the catchment area for the two leading secondary schools in Harrogate.

On arrival, electric gates open to reveal a private driveway leading to two integral garages, both with electric doors. With its Georgian-inspired architecture, the property offers exceptional kerb appeal, featuring a sandstone exterior, classic sash windows, and a grand double-column portico for an elegant first impression.

The ground floor has been designed with both daily living and entertaining in mind. Multiple sets of double doors connect the main reception spaces, all of which lead from the impressive entrance hallway. This space is finished with polished limestone flooring, a statement chandelier, and provides access to the formal living

room with stone fireplace and log burner, a separate dining room, a snug, and the beautifully crafted Mark Wilkinson kitchen. The kitchen is fully fitted with Miele appliances, a range cooker, and a marble breakfast bar. Each of these light-filled rooms benefits from stunning sash double-glazed windows and has been regularly redecorated by the current owners.

The living room, dining room, and kitchen all open into the orangery, which in turn leads out onto a stone terrace overlooking the garden. Both the orangery and kitchen diner are fitted with underfloor heating and polished limestone floors, creating a warm and luxurious atmosphere.

Upstairs, the galleried landing leads to the principal bedroom suite, which includes a walk-in wardrobe, a tiled terrace with views over the rear garden, and a beautifully appointed en suite. This en suite features a free-standing bath, walk-in shower, dual sinks, tiled flooring, and WC. Bedrooms two and three each include fitted wardrobes and share a fully tiled Jack and Jill style en suite. Bedroom four also benefits from fitted wardrobes and its own en suite shower room. All windows on this floor are fitted with bespoke plantation-style shutters.

The top floor offers a spacious office room complete with custom-fitted furniture, ideal for working from home or running a business.

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Another key highlight of the property is the annexe, which connects the integral garage to the main house. This versatile area includes a utility room, a games room, a bespoke fully fitted bar, and a large indoor heated pool finished with mosaic tiling. Above the annexe is a self-contained guest apartment, offering two bedrooms, a bathroom, a kitchen, and a spacious living room, ideal for extended family or visiting guests.

To the rear, the south-facing garden is laid to lawn and beautifully landscaped, with mature planting and shrubs offering privacy and uninterrupted views across the surrounding green belt.

ENVIRONS

Nestled within picturesque Wharfedale countryside, Huby offers semi rural tranquillity whilst benefitting from strong transport connections, and excellent local schools along with many other lifestyle qualities at the top of many people's Wishlist. Here you can enjoy a peaceful escape from the stresses and strains of town and city but stay within easy reach of their many amenities: Harrogate, Leeds, and Wetherby are all a short drive away.

Nearby Weeton has its own rail station providing regular services north and south, with Leeds city centre around 25 minutes away and Harrogate town centre less

than 15 minutes away. The wealthy spa town origins of Harrogate have left a legacy of grand hotels, beautiful parkland, and elegant gardens. Visitors can unwind with a stroll along The Stray, a spa session at the Turkish Baths, or an exploration of the many welcoming tea rooms (including the renowned Betty's Cafe Tea Rooms) and antique shops.

SERVICES

We are advised that the property has mains water, electricity and drainage along with oil powered central heating.

LOCAL AUTHORITY

Harrogate

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.





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ADDITIONAL INFORMATION

Local Authority – Harrogate

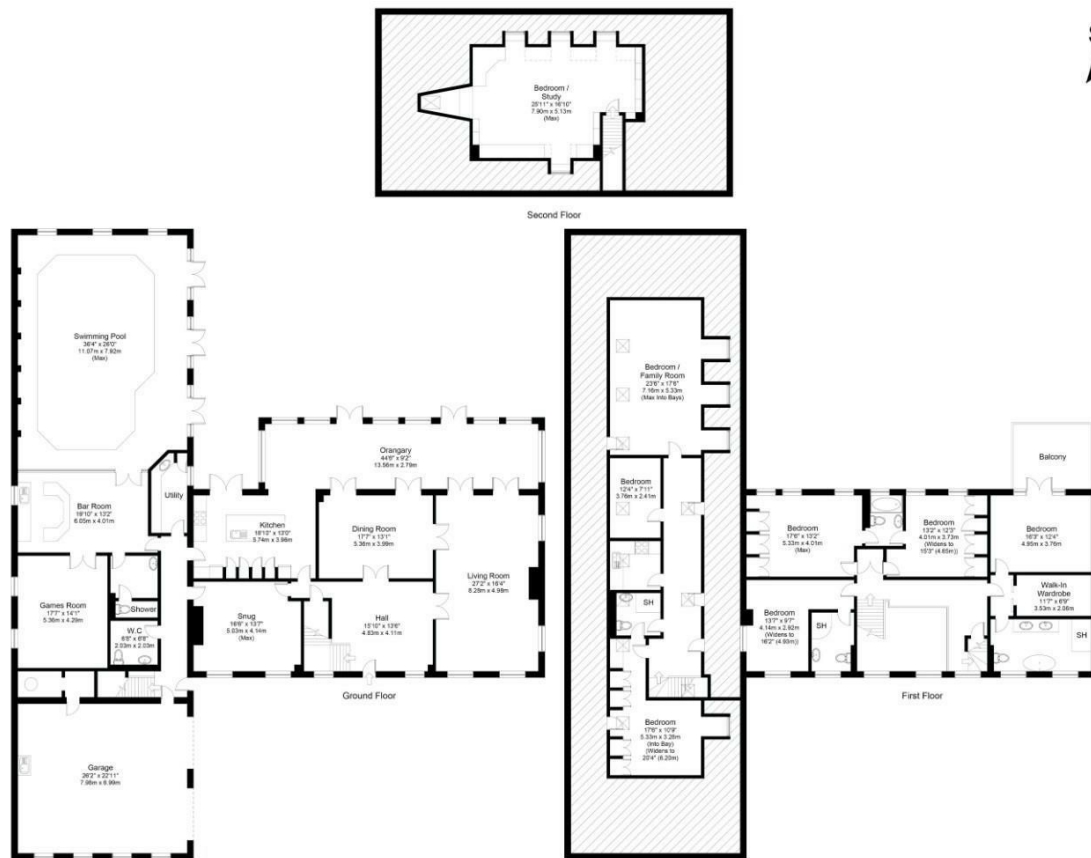
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 8325.00 sq ft

Tenure – Freehold





Gross internal floor area including garage (approx.): 684.7 sq m (7,370 sq ft)
 Gross internal floor area including second floor hatched area (approx.): 773.4 sq m (8,325 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Alwoodley Sales
 716 King Lane Alwoodley
 Leeds
 West Yorkshire
 LS17 7BA

0113 870 4443
 hello@monroeestateagents.com
 www.monroeestateagents.com

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