

Floor Plan

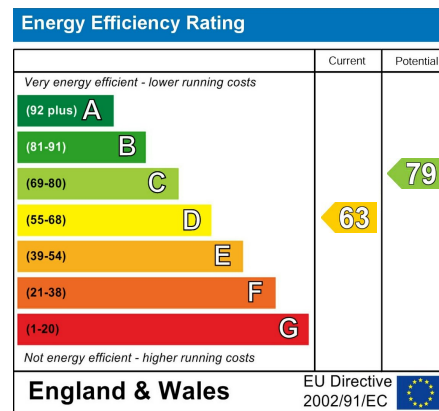


£1,250,000

Greystones, 1 Drury Close, Pannal, Harrogate, HG3 1EU

5 Bedroom House - Detached

Energy Performance Certificate



Directions

Proceed out of Harrogate along the main Leeds A61 Road. Pass Harrogate Mercedes-Benz and take the first left at the traffic lights. Turn right just before Pannal golf club and the property is easily found on the second turning which is Drury Close being the first house on the left.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**One of the areas finest stone detached family homes we have listed occupying a prime position overlooking Pannal Golf Club. Internal inspection strongly recommended.**



**HOPKINSONS**  
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## Description

Greystones is a stunning period home that has been carefully updated and kept to a beautiful standard by the current owners. It has retained its original charm and now offers three floors of beautifully kept accommodation providing flexible living space that will suit a growing family perfectly. The panoramic views that can be enjoyed from two aspects over Pannal Golf Club are simply breath taking.

The dining room and kitchen overlooks the 18th green and clubhouse and the top floor self-contained bedroom suite with sitting room offers a far reaching view down the fifth fairway. With gas fired central heating, the property briefly comprises; An inviting central reception hall with useful storage that nicely feeds into three different rooms.

There are double opening doors that open up into a stunning comfortable lounge with a feature fireplace incorporating a log burning stove. Beyond the lounge there is a beautiful sitting area that opens up into the gardens.

Additionally there is a separate spacious dining room and living family kitchen that incorporates not only an Aga but an electric Combi oven with grill/microwave, American style fridge freezer and further fridge. There is a separate utility room/side entrance lobby and guest cloakroom/wc.

At first floor there is a master bedroom with walk-in wardrobe and luxury ensuite shower room. There are three further bedrooms the smallest of which is utilised as a study. Additionally, there is a luxury house bathroom with shower stall.

Staircase leads to the second floor where there is a self-contained suite ideal for a guest relative or teenager featuring central sitting area with bifold doors that open onto a terrace with a far reaching fairway view of Pannal golf club. There is a spacious double bedroom and a luxury house bathroom with a useful walk-in store.

Outside the property features a private driveway that leads to a single detached garage 25'6 x 14'. It has a side entry door to the garden and also a staircase leading to a useful first floor storage area. The property is surrounded by beautifully kept private gardens that offer shaped lawned areas, walkways and pleasant sitting areas. There is a useful garden shed.

Harrogate offers a good range and choice of bars, restaurants and amenities. Closer to hand Pannal has a supermarket, Post Office, primary school, cricket club and railway stop that offers the commuter and travel a quick access to Leeds York and London.

A short walk away there is the highly acclaimed Pannal golf club. A short drive away there is Harrogate Rugby Club and Ridding Park that offers further golfing opportunities, a spa and restaurants.

