

# Huby Manor

Crag Lane, Huby, Leeds, North Yorkshire



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A substantial and luxurious family home with 4 bedrooms as well as ancillary accommodation comprising 2 bedrooms.

A magnificent Georgian inspired detached house with a wealth of elegant, refined accommodation and a beautiful garden. Set in a sought-after village position, the property features handsome sandstone elevations and sash windows while inside there are beautifully appointed reception rooms, as well as extensive office space and facilities for leisure and entertaining, including an indoor swimming pool.



**7 RECEPTION ROOMS**



**6 BEDROOMS**



**5 BATHROOMS**



**SUBSTANTIAL DOUBLE GARAGE**



**LARGE PLOT**



**FREEHOLD**



**7,538 SQ. FT (700 SQ. M)**



**GENEROUS HOME OFFICE**



**OFFERS OVER £2,750,000**



### The property

Huby Manor is a stylish home with a total of 7,538 square feet of opulent accommodation arranged over three floors. The property offers six well-proportioned reception rooms, plus four generous bedrooms, a magnificent home office/study, as well as a spacious two-bedroom annexe with kitchen and a media/family room.

The splendid reception hall provides an impressive welcome to the house, with its polished limestone flooring and turned staircase leading to the galleried first floor landing above. Double doors lead to the generous 27ft drawing room, which has panelled walls, cornicing, a ceiling rose, and a stone fireplace fitted with a stove. The attractive attributes continue through to the dining room which provides the perfect space to host dinner parties or to enjoy family meals and also to the comfortable snug. To the back of the house, the fabulous 44ft orangery has windows on all aspects as well as a glazed roof which floods the room with natural light throughout the day and affords views across the beautiful garden. Two sets

of French doors also open out the rear terrace. The bespoke kitchen by Mark Wilkinson has fully fitted units with marble worktops, a large central island with a breakfast bar, integrated Miele appliances and a Range cooker. Just off the kitchen is the useful utility room providing additional storage and a place for appliances. The eastern wing of the house provides a wealth of wonderful entertaining space. This includes a games room, a bespoke fully fitted bar and a heated indoor swimming pool, with the pool room opening onto the garden via triple French doors.

On the first floor of the main accommodation, the landing leads to four generous double bedrooms, including the principal suite with a private balcony with views over the garden to the stunning countryside views beyond. A fully fitted dressing room and modern en suite bathroom with twin sinks, a freestanding roll top bath and separate walk-in shower enclosure. Two of the other bedrooms also benefit from fitted wardrobes. The smaller double room also has an en suite shower room, while the two remaining share a Jack and Jill bathroom.



The second floor has an impressive, 27ft fully fitted home office/study.

The well-presented annexe is accessed via an internal door from the main house and provides a spacious media/family room, a fully equipped kitchen and two bedrooms, plus a shower room perfect for staying guests.

### Outside

At the front of the property, security electric gates open onto the block paved driveway, where there is plenty of parking space and access to the substantial integrated double garage. The front of the property is bordered by a combination of wrought-iron fencing, well-tended hedgerows and various shrubs and trees, providing privacy from the road. At the rear, the sunny south-facing garden includes a spacious patio across the back of the house, with steps leading down to a pristine lawn, with border beds stocked with various established shrubs and flowering perennials. There is also a second paved seating area and, towards the end of the garden, a timber-framed summer house.

### Location

The property is set in the village community of Huby, between Harrogate and Leeds and surrounded by rolling Yorkshire countryside. Weeton railway station is moments away, providing twice-hourly services between Leeds and Harrogate. Everyday local amenities can be found two and a half miles away in Pool in Wharfedale, including a village shop and a primary school.

Harrogate town centre is less than six miles away, providing a choice of shops, supermarkets and leisure facilities, while the vibrant, bustling city centre of Leeds is 13 miles to the south. Schools in the area include the outstanding-rated Harewood CofE Primary School, while the independent Gateways School is five miles away.

The area is well connected by road, with the A61 nearby providing routes into Leeds and north to Harrogate. The A1(M) is also just 11 miles away.



### Distances

- Harrogate 5.5 miles
- Otley 5.8 miles
- Wetherby 10 miles
- Leeds 13 miles
- Bradford 13 miles

### Key Locations

- Harewood House
- Roundhay Park
- Kirkstall Abbey
- Leeds City Museum
- Royal Armouries Museum
- Thackray Museum of Medicine
- Leeds Art Gallery

### Nearby Schools

- Richmond House School
- Moorlands School
- The Froebelian School
- Harewood CofE Primary School
- North Rigton CofE Primary School
- All Saints CofE School
- Gateways School
- Leeds Grammar Roundhay School

### Nearby Stations

- Weeton

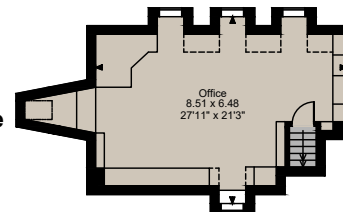
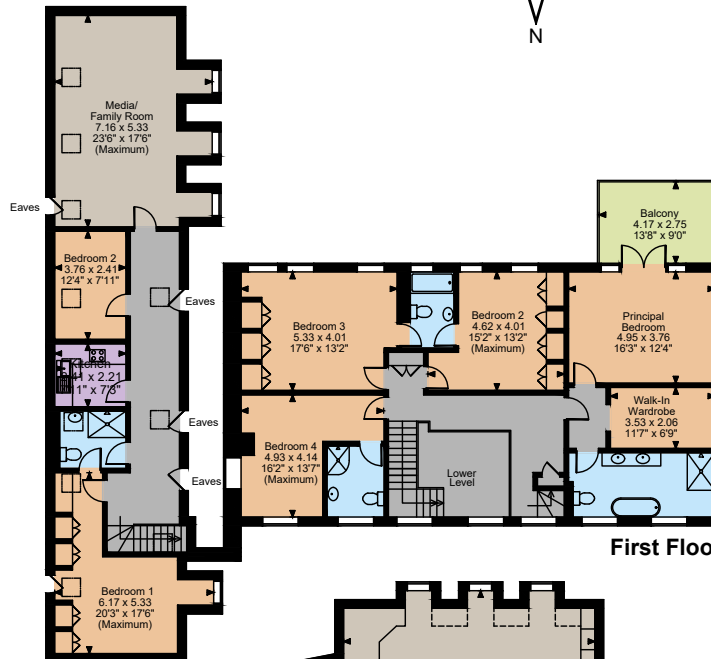
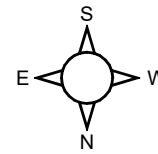












## Floorplans

Gross internal Floor area 7,538 sq. ft (700 sq. m)  
(Including Garage / Excluding Void / Excluding Eaves Storage)

For identification purposes only.

## Directions

LS17 0BW

what3words: ///courage.aviators.importing

## General

Local Authority: North Yorkshire County Council

Services: Mains electricity, water and drainage. Oil central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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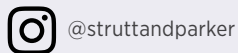
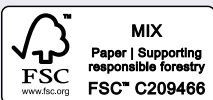
## Harrogate

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