

# BILTON DENE

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BILTON LANE ♦ HARROGATE



# BILTON DENE, BILTON LANE, HARROGATE, HG1 4DH

A significant period country residence of immense character, set within completely private formal gardens and woodland dell extending to over 7 acres, bounded by open green belt and situated on the northern fringe of the popular spa town of Harrogate.

## GROUND FLOOR

Entrance vestibule • Reception hall  
Two cloakrooms • Seven reception rooms • Dining kitchen • Breakfast kitchen • Two utility rooms  
Store rooms • Extensive basement

## FIRST FLOOR

Impressive galleried landing  
Minstrels gallery • Six bedroom suites • Two additional bedrooms  
Study/bedroom nine • Two house bathrooms

## SECOND FLOOR

Four store rooms/bedrooms  
Bathroom • Eaves storage areas

## OUTSIDE

Sweeping driveway • Extensive parking forecourt • Separate rear courtyard with two open bay double garages and garden store • Stunning formal gardens • Ornamental pond  
Mature woodland area • Extending to over 7 acres overall



## THE PROPERTY

The sale of Bilton Dene offers a rare opportunity to acquire a signature residence of over 10,000 sqft (930 sqm) with options for different uses subject to planning approval. The property could be, and has been, subdivided to form two substantial houses if preferred should multi-generational living be required and as the house isn't listed does enhance the approval of all these possibilities.

The location gives the best of both worlds being secluded and surrounded by open countryside and yet just 10 minutes' drive from Harrogate town centre. The grounds are truly spectacular with many delightful vistas particularly over the ornamental pond with mature woodland beyond. The house enjoys an impressive approach down a long tree lined driveway opening into a forecourt and rear parking area where there is a bespoke 4 car open bay garage with integral garden store.







## THE LOCATION



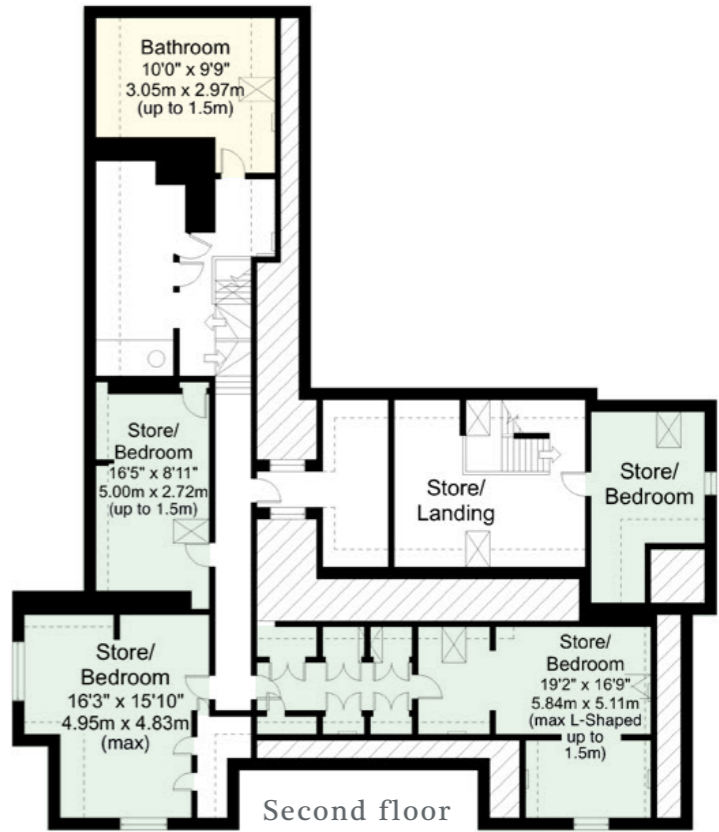
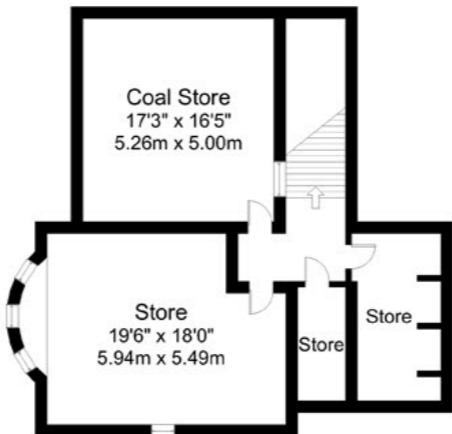
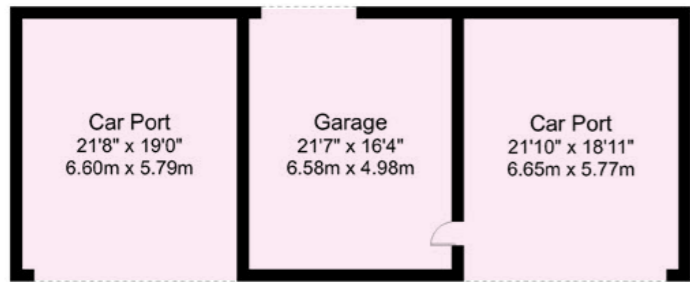
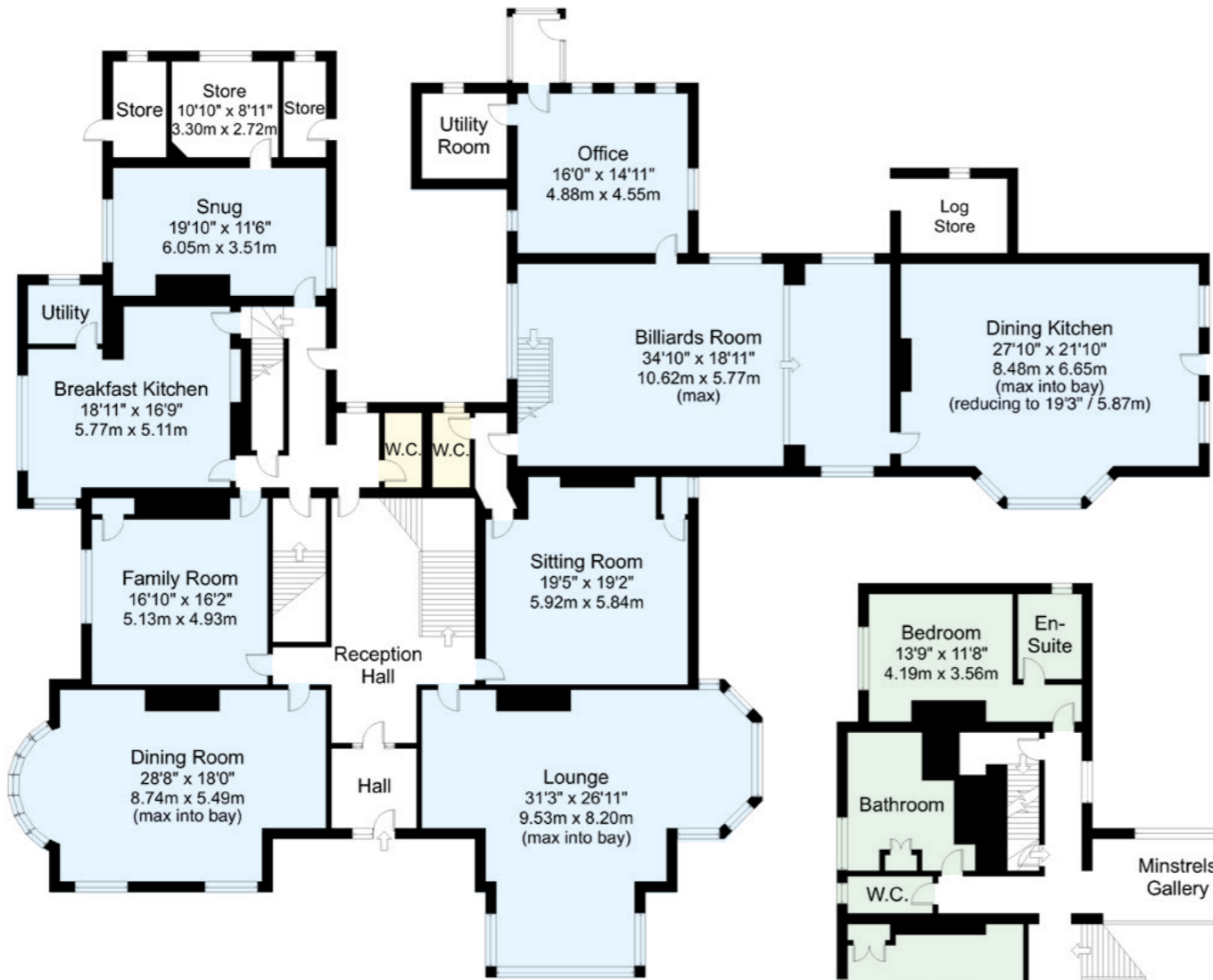
Bilton Dene occupies a peaceful and secluded position towards the end of Bilton Lane and close to the local attraction of Nidd Gorge. Harrogate is an extremely popular spa town which has been crowned the happiest place to live in Britain for the third year in a row, with its healing mineral waters, excellent schools, beautiful parks, and the famous Bettys Café Tea Room. Harrogate is a tourist destination, and its visitor attractions include RHS Harlow Carr Gardens, the Royal Hall, and the Harrogate International Centre.

The town centre offers an excellent and varied range of shopping and recreational facilities, there is a selection of well regarded schools nearby and, for the commuter there are excellent transport connections. The property is on the north side of Harrogate, giving easy access to the business centres of Leeds, Bradford and York, the railway station connects with mainline stations in Leeds and York and provides frequent services to London's Kings Cross and Edinburgh. The A1(M) is within 9 miles to the east and Leeds /Bradford Airport is 11 miles to the south west.



# FLOOR PLANS

Approximate Gross Internal Area  
GIA excluding outbuildings, basement and eaves approx:  
10,684 sq ft / 999.6 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.



## ADDITIONAL INFORMATION

### TENURE

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

### VIEWING

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

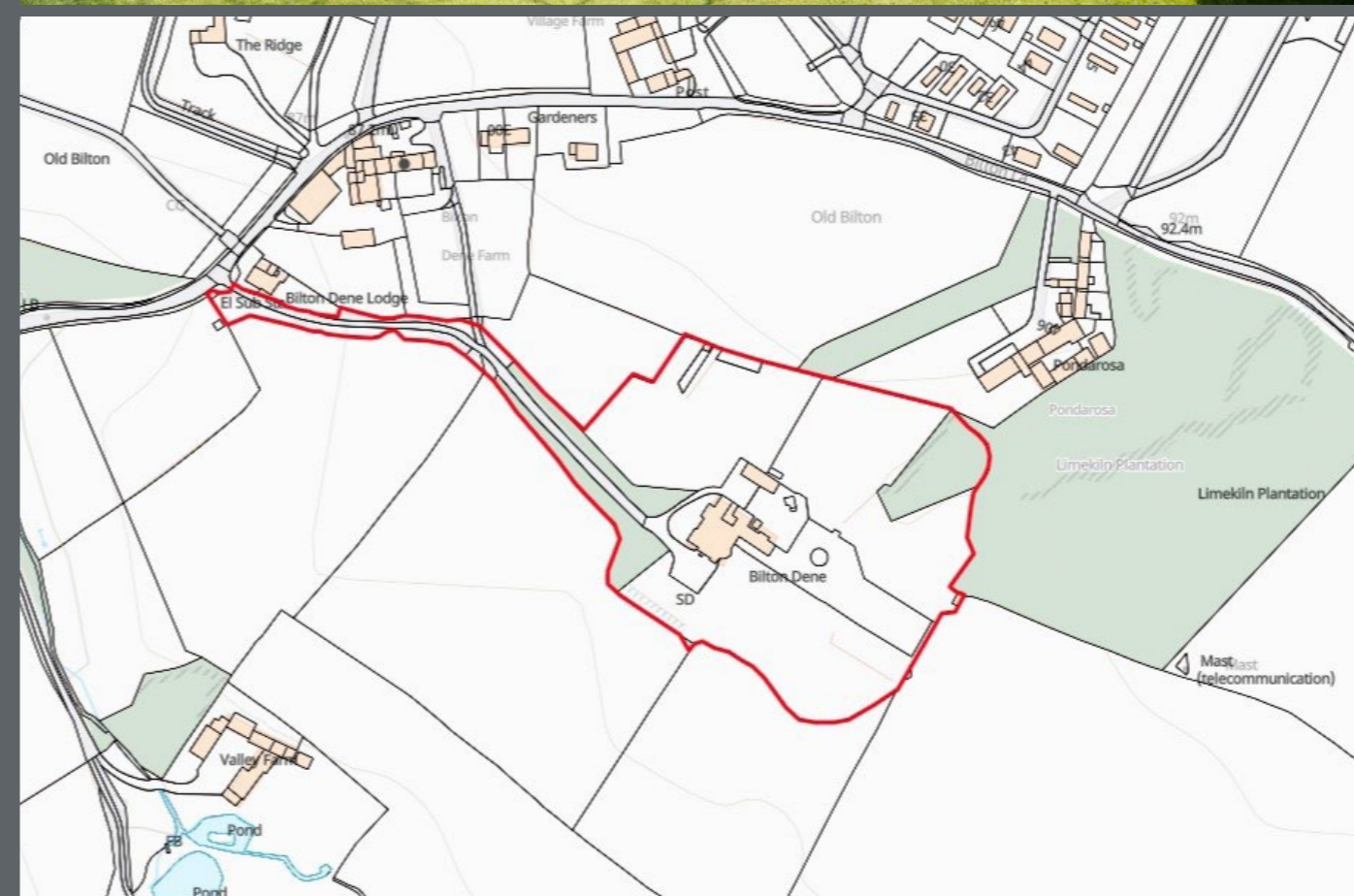
### DIRECTIONS

Sat Nav: HG1 4DH



### DISCLAIMER

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