

**MARLEY GRANGE**  
**5 FULWITH MILL LANE**  
**HARROGATE, HG2 8HJ**



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TYREMAN

## MARLEY GRANGE | 5 FULWITH MILL LANE | HARROGATE | HG2 8HJ

An outstanding opportunity to purchase this beautifully presented, stone-built family home, ideally located on the favoured south side of Harrogate. The property is within easy reach of local shopping parades, including Marks & Spencer, highly regarded schools and rail links from Hornbeam Park and Pannal, offering convenient commuting to Leeds and York. Harrogate town centre is also a short distance away.

Marley Grange is a modern and elegant stone built detached residence, occupying a private position. Constructed in 2013 and finished to the highest specifications, it offers generous and well proportioned family accommodation set within mature gardens. The property is accessed via electric gates leading to ample gravelled parking areas.

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Entrance Vestibule | Entrance Hall | Cloakroom with wc | Drawing Room with Library Area | Family Room | Living/Dining/Kitchen | Boot Room | Utility Room/wc

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Five Bedrooms | Three en-suite Bathrooms | Jack & Jill Shower Room | Snug | En-suite Dressing Room

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Double Garage | Large Gardens

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Council Tax: H | Energy Rating: TBC | Tenure: Freehold

# £2,450,000





**This substantial home within a prime location truly requires an internal inspection to appreciate the modern standard of build, beautifully decorated with designer textured wall coverings by Brian Yates, underfloor heating, feature staircase and Velux Cabrio balcony window system to the second floor.**

The accommodation comprises: A spacious, covered entrance vestibule leading to a welcoming entrance hall with staircase, ground floor cloakroom with wc, large drawing room with recessed library area, both having solid oak flooring, large family room with store room and a most amazing, open plan living/dining/kitchen with bi-fold doors overlooking the rear gardens, wood burning stove and a beautifully appointed, handmade, luxury kitchen with extremely large island, integrated appliances, larder unit, quartz work surfaces and two magnificent ceiling glazed atriums. There is a boot room, separate utility room with a further wc and access to a large double garage with electric up and over door.

To the first floor is a large galleried landing giving access to four double bedrooms, two with en-suite facilities and a Jack and Jill en-suite to the other two bedrooms. Bedroom One has a separate snug. To the second floor the large principal bedroom has a Velux Cabrio balcony window, dressing room and en-suite bathroom.

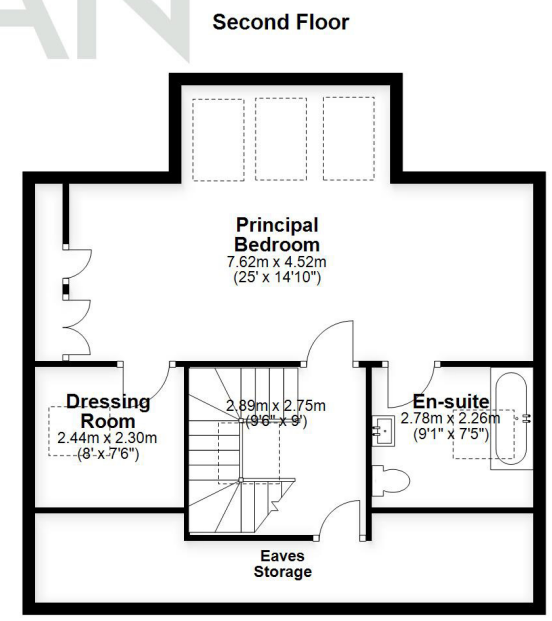
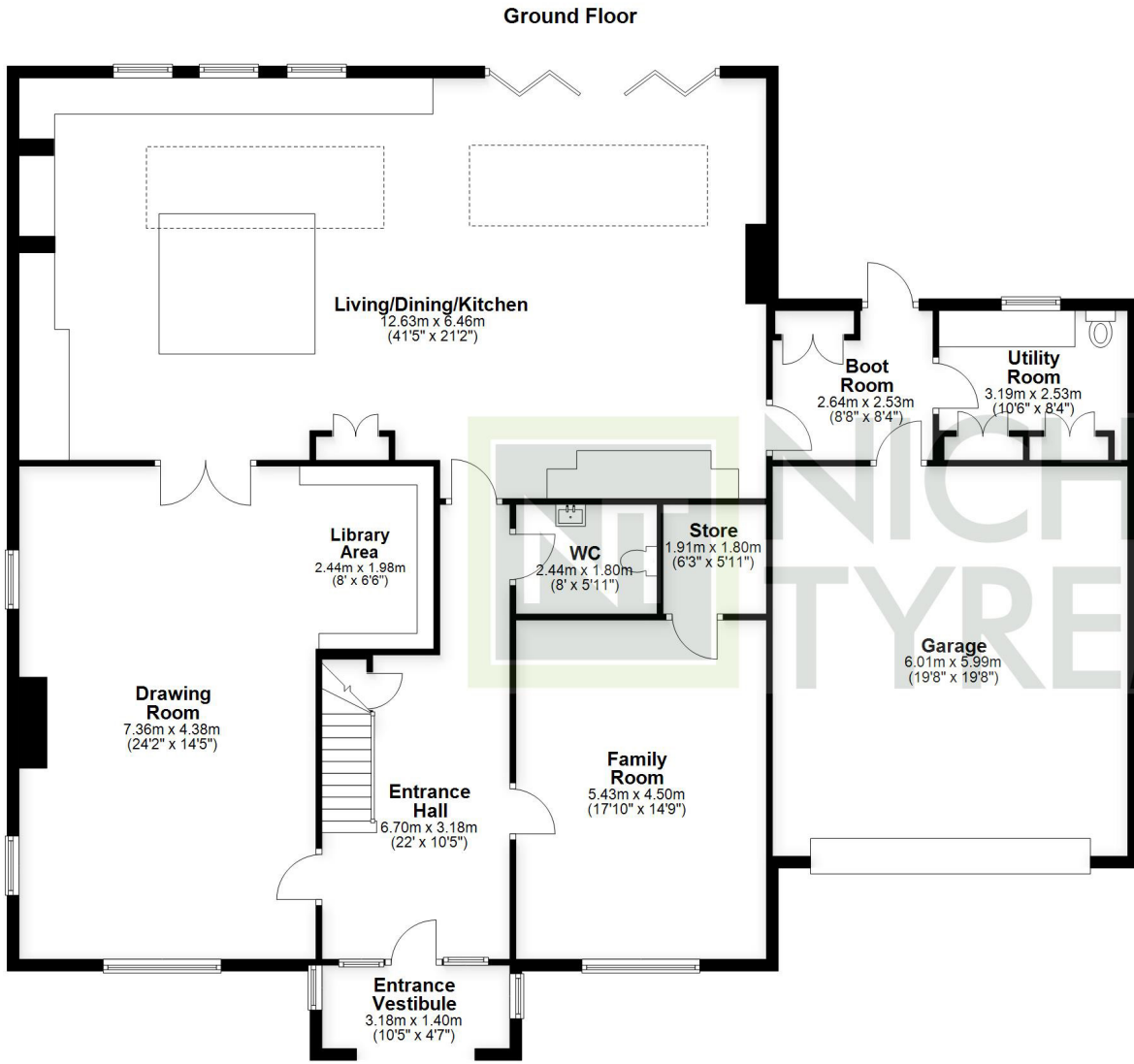
The property is approached via double opening electric gates leading to a large gravelled driveway and double garage. Side pathways lead to the rear of the property where there are flagged patios, extensive lawned gardens with mature boundary hedging and fencing, a wooden pagoda feature and garden lighting.











Total area: approx. 422.1 sq. metres (4543.8 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.





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