



HARROGATE

In the heart of North Yorkshire sits the delightful town of Harrogate whose development as a prosperous and flourishing spa town dates back to the 16th century. Having 88 natural springs in close proximity, the town soon became the favoured destination for European aristocracy. The many fine hotels and grand houses are an enduring legacy to that era.

Its heritage as a fashionable spa town continues in the Montpellier Quarter with the Royal Pump Room Museum. Nearby is the restored, Moorish-style Turkish Baths & Health Spa and the Grade II listed Valley Gardens, providing a relaxing and captivating place to explore.

To ensure access to the abundance of invigorating wells, the Enclosure Act was passed by Parliament in 1778 thereby establishing this unique open parkland now

known as 'The Stray'. In Spring this 200 acre open parkland takes on a profusion of colours from millions of croci giving way to a golden carpet of daffodils and framed by long lines of cherry blossom trees. Many around the country and even around the world know Harrogate for Betty's café, the Stray parklands and its spa waters. It is also recognised for its stunning beauty, often winning RHS Britain in Bloom awards.

Few other locations in the North of England can match its cosmopolitan atmosphere, elegant living and inimitable sense of style. Harrogate is also well known for its thriving café culture and exclusive independent shops, with its avant-garde spirit and palpable passion offers a truly unique place to live.



HISTORY



The great Award of 1778, which followed the enclosure of the former Royal Forest of Knaresborough, allotted a portion of land in Harrogate between Otley Road and Cold Bath Road to the Crown, through the Duchy of Lancaster. This land, known as the Red Bank Estate, was after 1850 leased to builders by the Duchy, who insisted that a high standard of construction be practiced. In consequence, a number of fine villas were erected, these included Beech Lodge, Beech Villa and Holderness House, which today forms the principal part of Stray Towers. The first occupant was John Richardson a prominent citizen and a founding member of the Harrogate Improvement Commission.

Following a number of name changes the villa was converted into a prestigious hotel, frequented by Victorian gentry and was considerably enlarged in 1905 through the addition of an east wing. In 1912, it was acquired by the The Stray Hotel and Hydro Ltd.

In 1939, on the outbreak of war, the Stray Hotel was requisitioned by the Government and was occupied by the West Riding of Yorkshire's Agriculture Executive Committee.

In the 1950's the hotel was converted into 17 apartments, which sold so well that by 1960 a second detached block was constructed, namely Strayside Court.

Holderness House was also the inspiration for the recently published historical novel 'Precarious Fortunes' by current owner Ian Townsend.







Holderness House is the result of a comprehensive and painstaking restoration forming the principal part of an historic grand villa dating back to the mid 19th Century located on the edge of the iconic Stray.

The restoration has been architecturally designed and restored by a team of master craftsmen, resulting in an exquisite home of elegant proportions with handcrafted detailing sitting effortlessly alongside 21st Century technology.

The internal accommodation has been designed to offer perfect entertaining spaces, which flow from the central reception hall to the reception rooms. This spectacular residence blends modern elegance with intricate design details in seamless harmony with the original proportions.

A passenger lift connects the principal reception rooms and principal bedroom suite to the vintage 'Art Deco' cinema room and highly appointed guest bedroom suites.

This prestigious residence has been finished to an exceptional standard, using the finest materials, bespoke finishes and luxurious fittings. There is an abundance of impressive features including the majestic, cantilevered stone staircase which runs through the heart of the property. Added to which is the meticulously restored garden room connecting to the loggia and private terrace garden which has been created by the Chelsea award winning designer 'Lizzie Tulip'.

Holderness House also enjoys private parking and a double garage. This beautiful home enjoys an impressive and enviable position with spectacular views across 'The Stray'.











SERVICES

All mains services. Gas central heating.

COVENANTS, EASEMENTS, RIGHTS OF WAY

The property will be let subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

ENERGY PERFORMANCE CERTIFICATE

Rating D

Copy of the full report available upon request.

POSSESSION

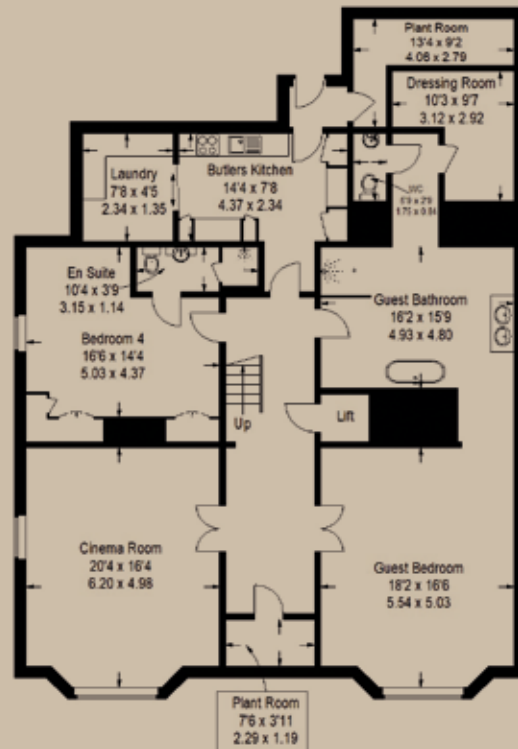
The property is available for immediate occupation. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.

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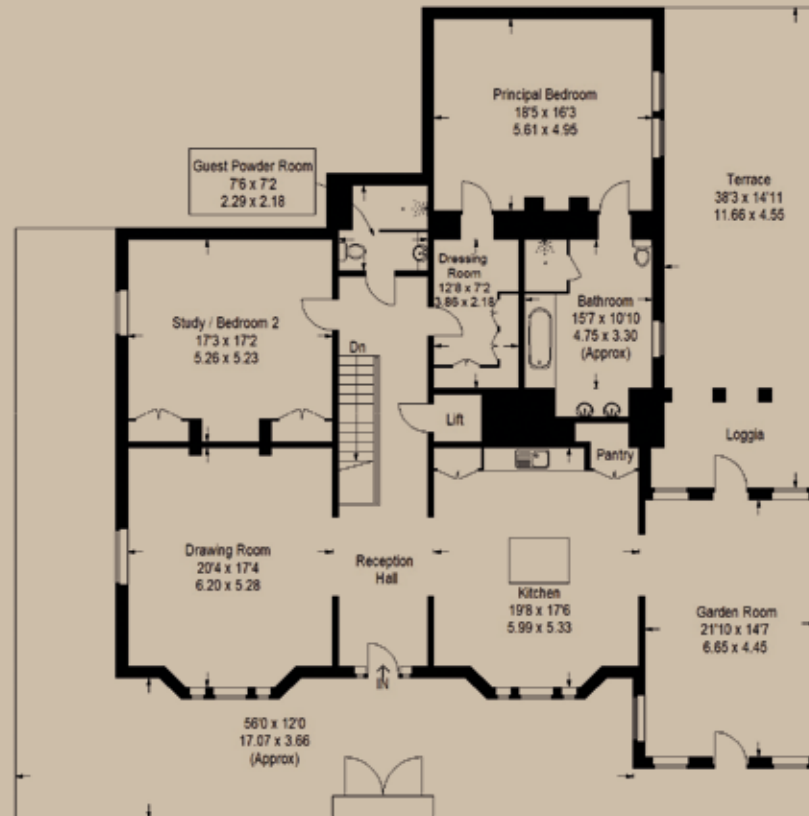


Holderness House, Stray Towers, Harrogate, HG2 0LJ

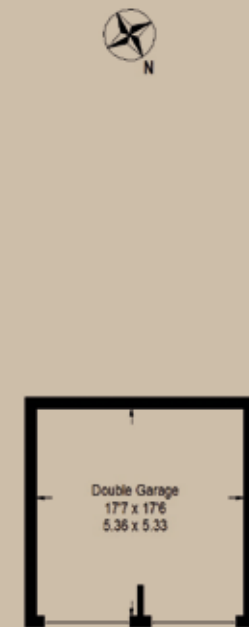
Approximate Gross Internal Area
 Lower Ground Floor = 2014 sq ft / 187.1 sq m
 Ground Floor = 2339 sq ft / 217.3 sq m
 Double Garage = 309 sq ft / 28.7 sq m
 Total = 4662 sq ft / 433.1 sq m



Lower Ground Floor



Ground Floor



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.





SPECIFICATION

CONSTRUCTION

- Sound proofing to ceiling, floors and walls designed by specialist acoustic engineers
- Double glazing throughout with the exception of the leaded glass in the garden room
- Fully tanked basement
- Block and beam floors
- Harrogate stone constructed in 1850

ELECTRICAL

- Hard wired ceiling mounted smoke/heat detectors
- CAT 6 Cabling - TV points/computer points
- 5 amp switched lighting circuit
- Concealed painted light and power switches
- LED bulbs

HEATING & PLUMBING

- Newly installed plumbing and heating throughout including private water supply
- Wet underfloor heating throughout
- Individual zone controls and thermostats to all areas
- High efficiency condensing boiler
- High pressure boosted water system - two tanks
- Mechanical heat recovery and ventilation system
- Radon air curtain
- Newly installed private gas supply
- 2 x electric pumps in basement with back-up batteries

JOINERY

- All references to oak board floors are 7" engineered oak boards to allow for underfloor heating
- Handcrafted timber double glazed windows by 'Biker Bespoke Joinery'
- Paneled doors, moulded architraves and wall paneling by 'Biker Bespoke Joinery'
- Deep paneled door linings
- Deep skirting boards
- Hand-forged ironmongery by 'From the Anvil'
- Bespoke fitted cabinetry

SECURITY

- 'Texecom' integrated alarm system
- Motion sensors to all principal areas
- Exterior lighting

LIFT

- 'ThyssenKrupp Orion' passenger elevator

GROUND FLOOR

RECEPTION HALL

- Architect designed locally quarried stone flooring with slate inserts (stone supplied from 'Witton Fell', North Yorkshire)
- Dado rail
- Antique brass lanterns

DRAWING ROOM

- 7" Oak board flooring – stained and oiled
- Dado rail
- Square bay window
- Bespoke velvet window dressings
- 'Jamb' of London marble fireplace with electric wiring and flush slate hearth
- Handcrafted decorative plasterwork by historic master craftsman 'Mark McCorrie', replicating the original 19th century design
- Antique crystal chandelier

KITCHEN

- 7" Oak board flooring – stained and oiled
- Handcrafted painted kitchen furniture with work surfaces finished in 'Caesarstone'
- Shelved Pantry with work surface finished in 'Caesarstone'
- Kitchen island with black granite
- Full range of integrated 'Miele' appliances
- 'Perrin and Rowe' handmade fire clay sink with polished chrome taps
- 'Quooker' boiling water tap
- Bay window with window seat
- Bronze chandelier

GARDEN ROOM

- 7" Oak board flooring – stained and oiled
- 'Carron' cast iron radiators in hammered gold finish
- Decorative leaded light windows replicated from original design
- Large 'Limehouse' lantern and brass wall lights
- French doors to Loggia with 'Limehouse' lantern
- Access to The Stray

STUDY / BEDROOM 2

- 7" Oak board flooring – stained and oiled
- Bespoke fitted furniture with oak lined interior
- 'Jamb' of London marble fireplace with flush slate hearth and electric wiring
- Fitted over mantle mirror
- Dado rail and handcrafted deep cornicing
- Antique empire style chandelier

PRINCIPAL BEDROOM

- 7" Oak board flooring – stained and oiled
- 'Jamb' of London marble fireplace with flush slate hearth
- Antique brass chandelier

DRESSING ROOM

- 7" Oak board flooring – stained and oiled
- Bespoke painted fitted cabinetry with oak lined interior
- Crystal chandelier

MASTER BATHROOM EN SUITE

- Polished porcelain floor tiles
- 'Crème de Marfil' marble top bath
- Bespoke twin vanity unit with marble top
- 'Perrin and Rowe' twin washbasins
- Bespoke inset mirrors, with integrated lighting
- Shower enclosure with bespoke glass door
- Bespoke storage unit with wall mounted power
- Polished chrome heated towel rails
- Crystal chandelier and wall lights

GUEST POWDER ROOM WITH SHOWER

- Natural stone flooring
- Bespoke wall paneling
- Bespoke vanity unit with marble top and inset mirror
- 'Perrin and Rowe' washbasin
- Polished chrome heated towel rail
- Crystal chandelier and wall lights

STAIRCASE

- Spectacular handcrafted cantilevered staircase featuring 'Witton Fell' stone treads, decorative wrought iron balusters and hand polished hardwood handrail by 'Westcliffe'

LOWER GROUND FLOOR

HALLWAY

- Natural stone flooring
- Jib door with access to Butler's Kitchen
- Brass wall lights
- Ceiling mounted flush brass lighting

CINEMA

- Art Deco styling
- Fully carpeted
- Remote controlled lighting and cinema system
- Fully restored theatre seating
- 3 metre projection screen
- Full HD 'Epsom' projector
- 'Tri-ad' speakers handmade in USA
- 'Yamaha' Amplifier
- Antique brass wall sconces

GUEST BEDROOM

- 7" Oak board flooring – stained and oiled
- Double paneled doors with 'Parliament' hinges
- LED spot lights

GUEST BEDROOM EN SUITE

- Polished porcelain tile flooring
- 'Clearwater Florenza' freestanding bath
- Bespoke double vanity unit
- 'Perrin and Rowe' washbasins and taps
- 'Perrin and Rowe' wall mounted taps
- Wall mounted mirrors
- Shower enclosure with bespoke glass screen
- Polished chrome heated towel rail
- Separate WC

DRESSING ROOM

- 7" Oak board flooring – stained and oiled

BEDROOM 4

- 7" Oak board flooring – stained and oiled
- Bespoke fitted furniture with oak linings
- Ceiling mounted flush brass lighting

EN SUITE SHOWER

- Polished porcelain flooring
- Shower enclosure with glass screen
- Vitra wash basin with marble top and
- Wall mounted mirror
- Polished chrome heated towel rail

BUTLER'S KITCHEN

- Natural stone flooring
- 'David Charles' fitted kitchen
- Quartz work surfaces
- Range of 'Bosche' integrated appliances
- Ceramic 'Franke' sink and stainless steel taps

UTILITY ROOM

- Natural stone flooring
- Fitted base units with timber work surfaces
- Plumbing for washer/dryer

EXTERIOR

- Wrought iron gate and railings
- Natural stone pathways
- Topiary planting
- Parking

DOUBLE GARAGE

- Concrete floor
- Double garage, with electronic roller doors and private electric supply

TERRACE

- Professional garden design and planting by RHS Chelsea Flower Show medal winner Lizzie Tulip
- 'Witton Fell' stone flagged terrace
- Loggia with 'Limehouse' lantern
- Bespoke cantilevered planters
- Wrought iron railings

Lizzie Tulip MSGD is an experienced garden designer and a Chelsea Flower Show medal winner. Lizzie is a lecturer and writer and a regular contributor to BBC Radio. She received Premier Gold at Harrogate Spring Show and a Large Gold and 'Best in Show' at the Great Yorkshire Show.







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