



COWHILL  
RUTLAND DRIVE HARROGATE





## COWHILL

37 RUTLAND DRIVE, HARROGATE, HG1 2NS

A1M - 11 miles, Leeds - 16 miles, York - 22 miles  
(distances approximate)

AN AMAZING, DETACHED FAMILY RESIDENCE DATING FROM THE 1930'S SITUATED ON A QUIET ROAD IN THE HIGHLY SOUGHT-AFTER RESIDENTIAL DUCHY AREA OF HARROGATE, OFFERING LARGE AND WELL-PLANNED FAMILY ACCOMMODATION WITH A SOUTH-FACING GARDEN.

COWHILL IS 10 MINUTES' WALK TO THE TOWN CENTRE AND EASY WALKING DISTANCE TO THE VALLEY GARDENS..

### Accommodation

Reception Hall • Drawing Room • Family Room • Dining Room  
Living-dining-kitchen • Master Suite over 830sqft  
5 Further Bedrooms – 3 Ensuites • House Bathroom

### Outside

Basement Gym • Double Garage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

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## Cowhill

Large timber panels entrance door leads to entrance vestibule with ornate timber door with inset stained glass, leading reception hall with solid timber flooring which runs throughout the entire ground floor, ornate cornicing to ceilings and original art deco style staircase off.

The heart of the home is the fabulous open plan living-dining-kitchen with extensive range of handmade solid timber painted units, feature centre Island with large marble workshop over with inset breakfast seating area. Range of stainless-steel Miele hobs including four gas burner rings, central wok ring and stainless-steel griddle. Integrated two Miele ovens. Inset double Belfast sink, dishwasher, Miele fridge-freezer and coffee/drink preparation area with marble worksurface over, further solid storage encompassing a drinks cabinet and further integrated fridge.

Off the reception hall, double doors lead to the pretty dining room with a feature stone fireplace.

To the rear of the property is the large family drawing room with feature fire surround, an set attractive gas fire, ornate cornicing to the ceilings and surround-sound system. There is an additional reception room to the front of the property, which is multifunctional, and is currently used by the family as a playroom with built-in storage cupboards and shelves. This room is an attractive hexagonal addition to the property with views of the front garden. To the rear of the reception hall is a cloakroom/WC with attractive glaze window.

To the first floor: A large landing with built-in airing cupboard leads to the master bedroom suite this alone measures in excess of 800 ft.<sup>2</sup> and comprises a beautiful bedroom with original style cast iron fireplace and inset tiling, pretty hexagonal window with views over the gardens and the Duchy area, huge dressing room off with extensive range of wardrobes and storage and further storage built into window seats. Double doors lead off the bedroom to the large ensuite luxurious bathroom and this would not look out of place in a high-end hotel/resort.





There are two further double bedrooms off the landing both of which have ensuite facilities and a large study/office.

The second floor leads to a large landing area with windows to the rear, attractive views of the rear garden and the rest of the Duchy area beyond. There is a large bedroom to the front of the second floor with attractive arched window and separate bathroom off. This is most attractive with high pitched ceilings and Velux roof light. Off the landing is a further bedroom suite with ensuite shower room and additional double bedroom with extensive built-in wardrobe.

Basement access via the rear entrance door and an inner hall with built-in storage. Staircase leads down to further hallway with fantastic storage and also houses the water tanks and two Worcester Bosch boilers. The basement is multifunctional and has recently been used as a gym space. There is a utility room off with plumbing for automatic washing machine and floor mounted units with sink unit setting.

#### Outside

The property is approached off Rutland Drive through electric double timber gates onto an expansive tarmac sweeping driveway which leads to the front and side of the property offering off-street parking for numerous vehicles. There is a detached double garage with two timber electric gates and the provision of power and light. To the front of the property is a most attractive lawn garden with mature hedging providing high degree privacy. There is a raised bed to the side of the driveway. The lawned garden at the front extends round to the left-hand side of the property and into the rear garden which is perfect for families mainly laid to lawn again this has a hideaway of privacy relatively low maintenance and there is an attractive stone patio access from the kitchen area.





### Situation and Amenities

The property is close to the Valley gardens and Pine Woods and within about ½ mile to the town centre. Harrogate offers a wide variety of shops, restaurants and recreational facilities. The property is also within walking distance to a number of highly regarded schools. There is easy access to the business centres in Leeds, Bradford and York and the railway station provides services to Leeds and York. Mainline services to London King's Cross operate from these cities. A number of services provide a direct link to Kings Cross from Harrogate.

### Services and other Information

We are advised all mains services are installed.

### Local Authority and Council Tax Band

North Yorkshire County Council – Band H

### EPC

Rating - D

### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

### what3words

*///cove.worked.wished*

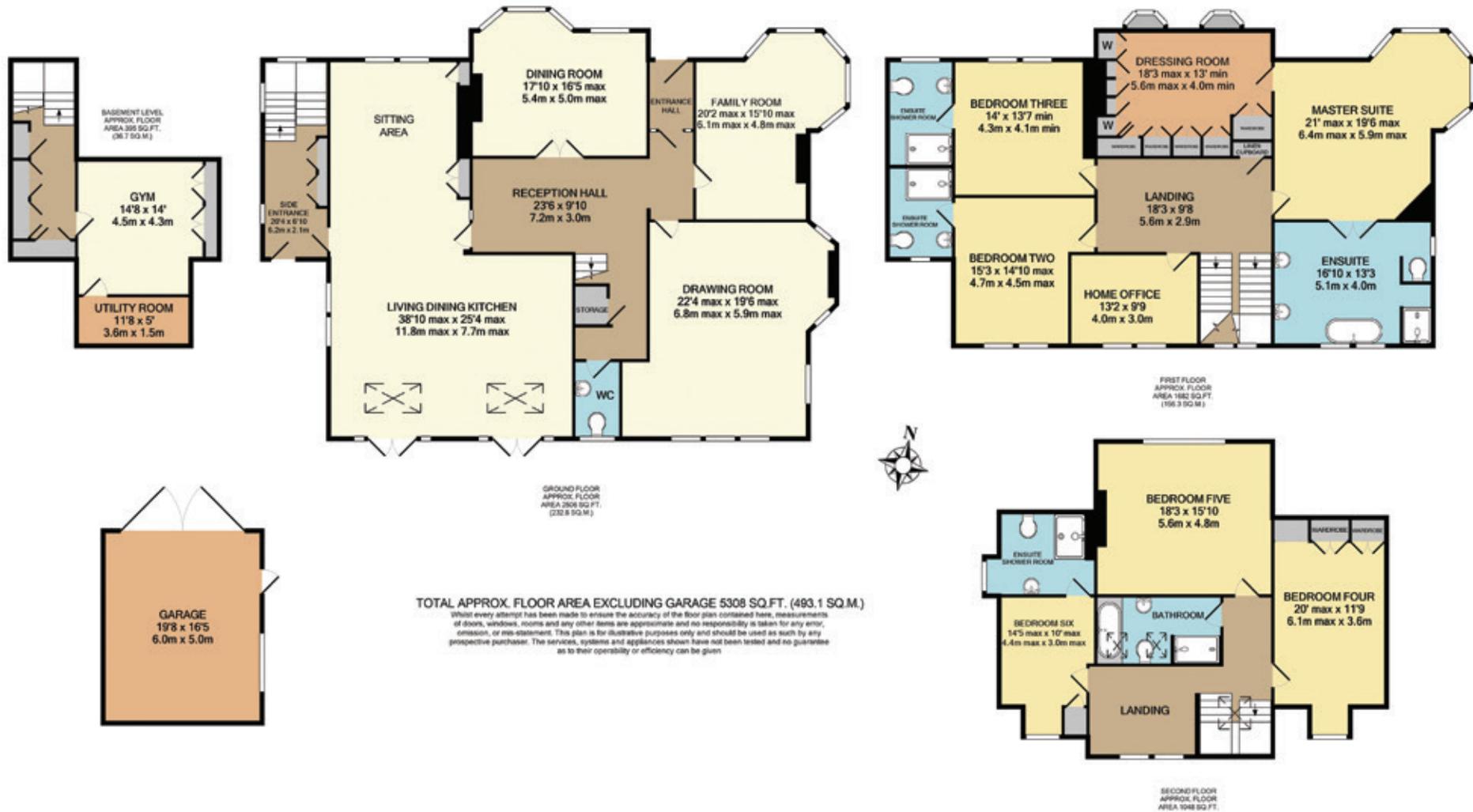
### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

### Viewings

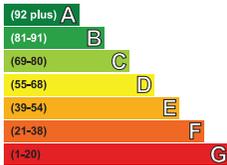
Strictly by appointment with GSC Grays.

T: 01423 590500



### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	77

### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2025

Photographs taken: XX XX

