



£750,000 Guide Price

Cautley Drive, Killinghall, Harrogate

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Property Description

' The ultimate living experience '

A luxurious four bedroom detached property, known as 'The Secret House', occupies a good size plot with lawned gardens, paved seating areas, double garage and driveway, situated in this delightful position adjoining open countryside.

Main Particulars

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The exceptional family home has been transformed to create the ultimate living experience with all the benefits you would expect from a nearly new build. The substantially extended and well planned accommodation is appointed to the highest of standards throughout and comprises; reception foyer that doubles as a billiards room providing the perfect space for entertaining or relaxing with wood burning stove, stairs to floor, cloakroom wc and casement doors open directly out to a paved terrace offering countryside views. Internal bi-fold doors lead from the foyer into a tv / living room creating an open flexible flow throughout.

The heart of house is the impressive open plan living, dining and kitchen area that truly defines modern living. The space is flooded with natural light thanks to Velux and apex windows and expansive bi-folding doors that seamlessly connect the indoors to the outdoor entertaining area, perfect for summer gatherings and family life. A standout feature is the stylish kitchen window bar with bi-folding windows, the ideal spot for morning coffee or evening cocktails with friends. Whether you're hosting a dinner party or enjoying a quiet night in, the open layout allows you to stay connected with family and guests at all times.

The kitchen itself is finished with luxurious granite worktops, sleek integrated appliances and ample storage. A separate utility room adds convenience and keeps the main space clutter-free.

To the first floor there are four good size bedrooms. The master bedroom suite features a Juliet balcony, private ensuite shower room and dressing room. A sleek and stylish house bathroom complements the remaining bedrooms.

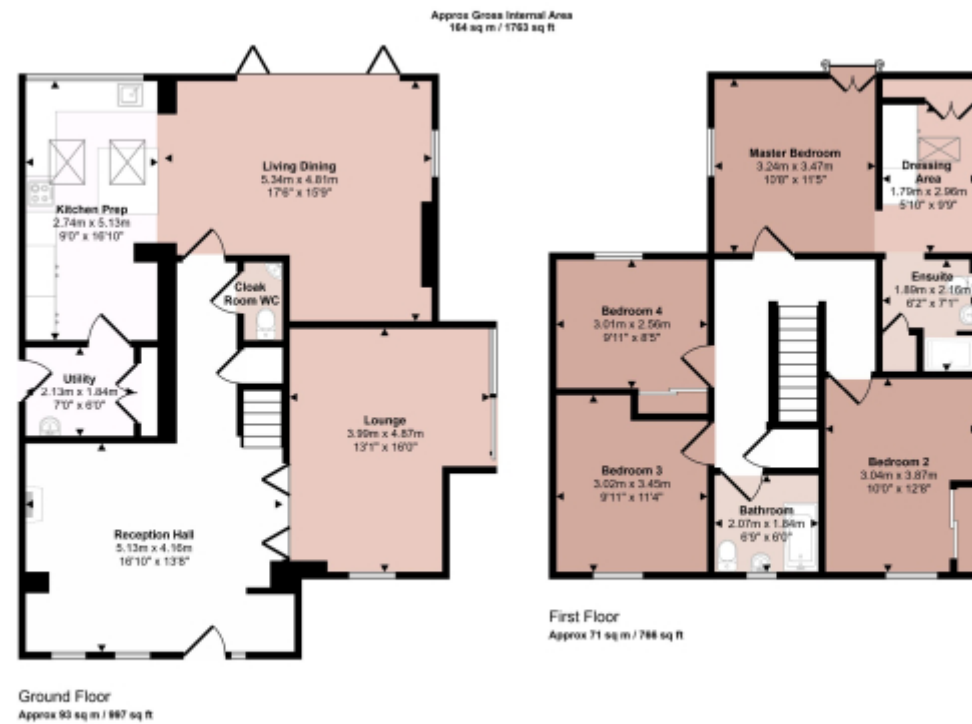
Outside and to the front the property is framed by a small, well-maintained lawn garden and a charming paved terrace. Access to the side of the house leads to a private rear paved seating area, perfect for outdoor relaxation and entertaining.

A spacious lawn garden at the side enhances the property's green space. To the rear, a driveway provides ample parking space and leads to a double garage offering storage and additional parking.

The property forms part of this desirable modern development which is located within the heart of the desirable village of Killinghall, with excellent local amenities, including convenience store, primary school and regular bus service to Leeds and Ripon and is within just a few minutes' drive of the fashionable spa town of Harrogate.

Tenure: Freehold





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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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