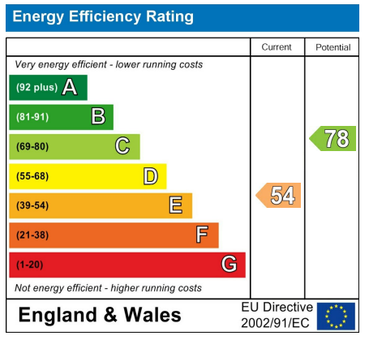
Floor Plan



TOTAL FLOOR AREA : 2901 sq.ft. (269.5 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed from the Pump Rooms up Cornwall Road (with the Valley Gardens on your left) and No 16 is easily found on the right hand side.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,575,000

16 Cornwall Road, Harrogate, HG1 2PL

5 Bedroom House - Townhouse

This charming Victorian townhouse has been meticulously renovated and offers a stunning blend of period elegance and contemporary refinement. Spanning over 3,000 square feet across four floors this exquisite property boasts four spacious bedrooms and versatile living accommodation, making it an ideal family home located in one of Harrogate's most sought after positions.





HOPKINSONS
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Description

As you enter through the feature stained glass door, you are welcomed into a light hallway adorned with Fired Earth patterned tiles, setting the tone for the quality and craftsmanship found throughout.

The lower ground floor features a bespoke handmade kitchen by Christopher Phillips Interiors, designed to be the heart of the home. This stylish space includes a premium Fisher Paykel black edition gas range, a log-burning fire, and a large bay window that invites natural light, creating a warm and inviting atmosphere for family dining.

The ground floor hosts two well-proportioned reception rooms, including a principal lounge with a picture bay window and a gas fireplace, complemented by bespoke cabinetry. A separate reading room, featuring engineered oak flooring, provides a tranquil retreat. The convenience of a well-appointed laundry room, complete with an additional shower and W.C, adds to the practicality of this home.

On the first floor, the principal bedroom suite offers a dedicated dressing area with bespoke wardrobes, alongside another elegant bedroom, both served by a luxurious family bathroom featuring a freestanding bath. Ascending the staircase, adorned with a heritage stained-glass window, you will find two additional double bedrooms on the second floor, one of which is configured as a spacious studio home office, perfect for remote working.

Outside, the property benefits from a private gated driveway offering parking for a number of cars, there is a low maintenance patio garden, and an enclosed rear garden with a useful storage shed, ideal for outdoor entertaining.
Additional features include underfloor heating throughout the bathrooms and lower ground floor areas.

















