





## OAKLEA, STRAIT LANE, HUBY, LS17 0EA

Weeton train station – 0.2 miles  
Harrogate – 6 miles  
Leeds/Bradford Airport – 6 miles  
Leeds City Centre – 12 miles

Detached house · Three bedrooms · Two reception rooms · Breakfast kitchen · Beautiful gardens · Useful cellar · Spacious detached outbuilding · Gated driveway parking · Elevated position · Popular village location  
Walking distance to train station

Oaklea is the original farmhouse which used to be surrounded by fields now a lovely, detached home with a beautiful, elevated position and offering the next custodian an opportunity to update internally to personal taste and style. The house has been meticulously maintained throughout with manicured wrap around gardens which the property sits in with fabulous views to the south courtesy of the elevated position on Strait Lane, in the heart of this sought after village, surrounded by beautiful countryside.

Huby is located 6 miles to the south west of Harrogate which offers an excellent and varied range of shopping and recreational facilities. There are most denominations of schools within Harrogate and both the Grammar School at Leeds and Gateways in Harewood are within easy reach. There are regular bus services through the village and the Huby/Weeton railway station takes you into the centre of Harrogate and Leeds, the latter providing services to London's Kings Cross. Leeds/Bradford International Airport is around six miles away.

This fabulous opportunity briefly comprises: Formal entrance hall with a downstairs cloakroom/WC, formal dining room with dual aspect and feature fireplace, sitting room with feature fireplace and lovely views across the garden, breakfast kitchen with through coats area into the utility room with a side door to the driveway and external entrance steps to the cellar.

**A CHARMING DETACHED THREE BEDROOM VICTORIAN HOUSE IN THIS ELEVATED POSITION SURROUNDED BY MANICURED GARDENS WITH GATED DRIVEWAY AND DETACHED OUTBUILDING IN THE POPULAR VILLAGE OF HUBY SOME SIX MILES FROM HARROGATE TOWN CENTRE AND LESS THAN ¼ OF A MILE TO WEETON TRAIN STATION.**





The first floor landing with stained glass window leads to the principal bedroom with dual aspect and en-suite shower room, there are two further double bedrooms all with lovely views and the house bathroom. There is a spacious loft which could potentially be extended, subject to the usual planning consents.

Outside, a gated driveway provides off street parking which leads to the spacious outbuilding which could be adapted to modern vehicle storage or potentially a home office or even linked to the main house, all subject to the usual planning consents. The immaculate lawned gardens with mature tree, pretty floral beds wrap around the house with a spacious Yorkshire stone flagged seating area to the West elevation of the house provides excellent entertaining space.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** Oil fired central heating. All other mains services are installed.

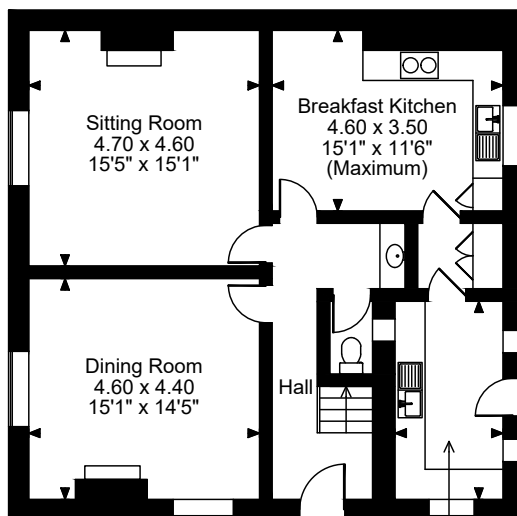
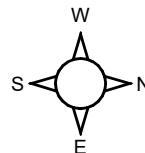
**Viewing:** Strictly by appointment through the selling agents - Carter Jonas 01423 523423.

**Directions - LS17 0BW:** Leave Harrogate via the Leeds Road (A61) and follow the road, proceeding straight on at the first round about then turn right at the second roundabout onto the Harrogate Road (A658). Continue on this road for approximately 2 miles until you enter the village via Strait Lane. Proceed up Strait Lane for around 100 yards until you see The Pines on the left and Oaklea is on the elevated corner.

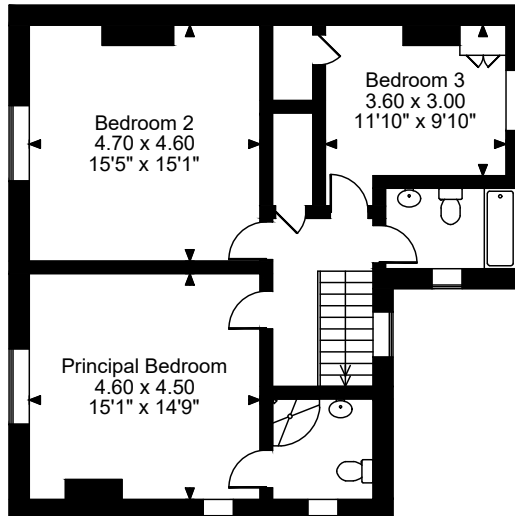
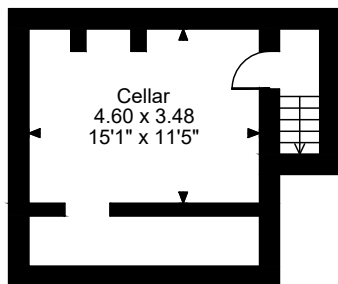




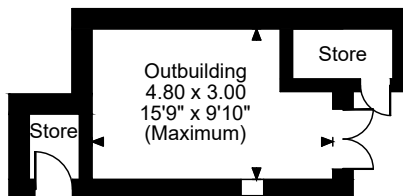
**Oaklea, Strait Lane, Huby**  
**Approximate Gross Internal Area**  
**Main House = 2,044 sq ft / 190 sq m**  
**Outbuilding & Stores = 185 sq ft / 17 sq m**  
**Total = 2,229 sq ft / 207 sq m**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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