

THE MODERN HOUSE



Pannal, North Yorkshire
Sold

Pannal Green

Located on the edge of the North Yorkshire village of Pannal, this end of terrace three-bedroom house has recently been extended and immaculately renovated to create a series of bright and fluid spaces. Interiors and exteriors are seamlessly stitched together in a blend of contemporary style and carefully curated materials, illuminated by an abundance of natural light. Perfectly suited to sociable family living, the internal living accommodation of around 1,243 sq ft is organised in an open layout, while sunny private gardens wrap the perimeter. There is a private garage nearby and direct rail links to Harrogate in eight minutes and Leeds in 26 minutes.

The Tour

The house sits in the north-eastern corner of Pannal Green, behind a neat front garden of lawn and hedging. A short path leads to the glazed entrance. This opens to a bright hallway, where a sightline runs through to the kitchen and dining room, extending to the garden beyond.

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While retaining its mid-century character, the house imbues a decidedly contemporary atmosphere, with the cleverly conceived set of rooms offering wonderfully flexible living. The spaces are united by their exacting interior aesthetic of sophisticated colours and tactile materials, where light-washed rooms frame panoramic verdant views of the surrounding countryside.

The clarity of thought and attention to detail within the design is evident throughout. The kitchen is replete with beautiful bespoke plywood cabinetry handcrafted by a local carpenter and striking white wall tiles accented with black grout. With five finger parquet underfoot, the space flows seamlessly into an extension that runs the width of the rear of the original house. Sleek lines and pared-down detailing backdrop the bright dining and living space, where glazed sliding doors open to a large sunken terrace. Adjacent is the long sitting room.

Also on the ground floor is an additional family room. The perfect spot for quiet work and study or noisy play, its full-width glazed screen opens directly to the decked terrace. Neatly configured storage and a WC complete the layout.

On the first floor, two spacious and one smaller bedroom lie off the generous landing. Sunshine streams through the windows and each room has built-in storage, or ample room for wardrobes. A family bathroom with plywood cabinetry and cork tile flooring looks out to the bucolic Yorkshire countryside.

Outdoor Space

The garden has been laid out to capitalise on its spacious corner plot and slightly sloping site. Slatted timber fencing, stained a deep, dark anthracite grey to match the rendered extension, marks the boundary and there is a real sense of openness and privacy to the side and rear of the house.

Three terraces provide lovely sunny spots to enjoy coffee, drinks and dining throughout the day. The garden is planted with beds of bee-attracting herbs, while spikey bushes and wildflowers billow in uncut areas of the lawn. The adjacent broad-leafed trees, punctuated with feeding boxes, attract an abundance of birdlife.

To the side of the garden is a shared hardstanding, across which lies a private and secure off-street garage.

The Area

Situated four miles south of Harrogate, Pannal Green offers easy access to the surrounding open countryside and extensive walking and cycling routes. The village has a post office, an excellent primary school, one of Yorkshire's finest golf clubs and is only a short stroll to the Black Swan pub at Burn Bridge, offering hearty meals in its family-friendly beer garden. The village has generous play areas at Crimple Meadows and a pretty river, Crimple Beck, runs through its centre.



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Four miles north is the beautiful spa town of Harrogate, often crowned the happiest place to live in England. It has an excellent selection of pubs, restaurants and independent and chain shops. It is home to famed Betty's Café and Tea Room and the more contemporary Balterzen's Scandinavian Cafe. Cimmermann furniture shop is a wonderful place for modern furniture and lighting. Nearby RHS Harlow Carr Garden is the perfect place to potter and absorb the natural environment, and a full day of activities can be enjoyed at Harewood House.

The buzzing city of Leeds lies 13 miles south and is awash with coffee shops, bars, restaurants and music venues, including Laynes Espresso Coffee Shop and Michelin-starred Man Behind the Curtain. For livelier entertainment, Belgrave Music Hall is a vibrant venue for food, drink and music.

The house is a five-minute walk to Pannal train station, which runs an eight-minute service to Harrogate. From here there are frequent connecting links onto Leeds in 26 minutes, York in 40 minutes and onwards to London King's Cross and Edinburgh. There are recurring bus services linking Harrogate to Leeds and Ripon and the A1(M) arterial road is seven miles east. Leeds Bradford Airport is 11 miles south.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.