

Highfield Cottage Snow Hill Lane

Scorton,
PR3 1BA
£900,000

Offers in Excess of



Extensive property constructed by the current vendor

Ideal for multi generations living

Stunning views over the surrounding garden, woods and brook

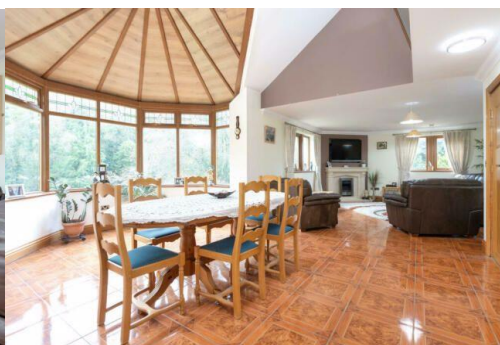
Garage

6000 sq.ft in total approximately

Situated in an area of outstanding natural beauty

Separate self contained annexe

Ample storage space



We are delighted to introduce a truly unique and once in a lifetime opportunity to purchase a genuine one of a kind residence. Highfield Cottage is a stunning labour of love property built brick by brick in natural stone by the current owners who have pushed their hearts and imagination into creating a spectacular family home that jumps straight out of a timeless story book and is fondly recognised as castle Scorton by local residents. The enchanting property took 8 years to complete with its ever evolving and changing criteria that flowed from the creative and artistic owners whose originality and inventiveness shines through every part of this fantasy home. With four floors to its structure the grand design home can accommodate any size family with a desire to cherish this detached, harmonious and intriguing home that sits proudly in the bosom of mother nature herself. The timeless masterpiece is an architectural marvel with so much of the family's heart and determination proudly on show with invisible hand prints on every single personally picked stone and a unique family lifestyle built through strength and resilience. Energy efficiency has been a crucial aspect of this build. Sustainability has always been at the forefront with eco friendly features such as solar panels and efficient insulation systems. Being able to reduce their carbon footprint has been personally rewarding whilst also maximising comfort and gaining energy savings. Trying to build a dream in an area of outstanding natural beauty is always going to be problematic, however with just one serendipity moment an idea was born and a harmonious building versus nature project idea started to grow and organic architecture to merge the two together to create a single entity began. In an ever changing world having a part of its landscape to call home and breathtaking views that can soften almost anyone, and all wrapped up together in the forest of Bowland and all it has to offer. With nature embedded into the property rare birds, deer, rabbits and other wildlife bring all sorts of wonders to the garden and magical moments that will last forever. Daily scenic views, lush greenery, rolling hills, rivers and waterfalls will keep you grounded and secluded in tranquillity without ever having to leave your home. The detached garage sits in unison with the main house and all its surroundings and also boasts from three lower floors with fully fitted annex that housed the current owners whilst building was taking place as well as a storage room and garden storage on the lower floors of this truly unique residence. The two buildings are attached via an underground tunnel with lower floor workshops and storage to the main residence also. The main three floor living accommodation benefits from underfloor heating, air vent circulation systems, air source heat pumps, lift access and fully coordinated upvc double glazed windows and external doors with views from all the large aspect windows. With six bedrooms, two fully fitted kitchens, four bathrooms and two formal living rooms the accommodation is versatile and offers something for every member of the family. Internally all aspects have been perfectly planned to make this property feel like a home rather than a show house, beautiful oak doors on all internal rooms, perfectly crafted bespoke staircases, quality ceramic flooring, individual fixtures and fittings, windows perfectly placed for natural light and phenomenal views, carefully planned outdoor patio areas to fully appreciate the grounds with resin footpaths and garden artistry.

Room dimensions

Please see the floor plan.

Services

Sewage treatment plant. Mains electrics, water and gas.

EPC rating C

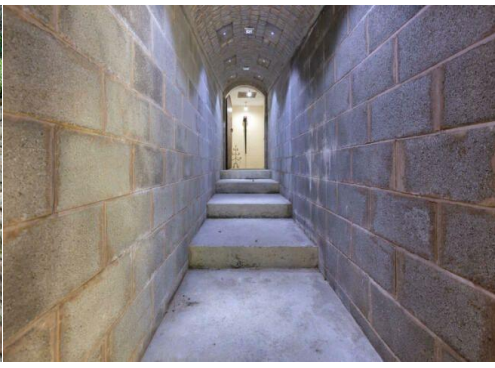
Property tenure Freehold

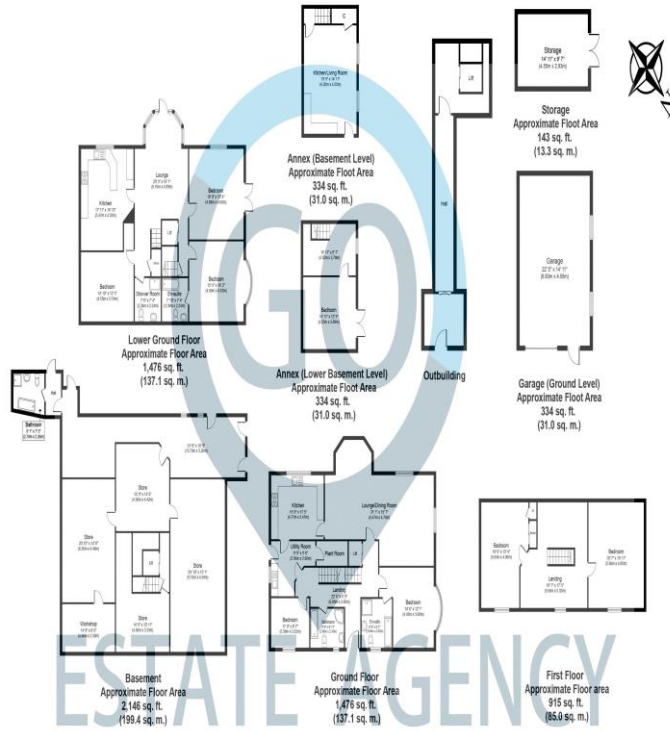
Council tax band G

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All fixtures and fittings including those mentioned in the description are to be agreed with the seller.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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