



FLAXBY GRANGE, FLAXBY, HG5

£1,395,000

NORTH  
RESIDENTIAL



# Stunning detached family home with generous gardens and grounds.

Flaxby Grange is an immaculately presented and skilfully extended five-bedroom, three-bathroom detached period family home that effortlessly blends timeless charm and character with modern luxury. This exceptional property has been thoughtfully reconfigured and significantly enhanced to offer an incoming owner a unique semi-rural retreat with well-planned accommodation which extends to over 4,000 square feet.

Perfectly positioned within the popular village of Flaxby, located just three miles east of Knaresborough with convenient access to the A1(M) and within easy commuting distance of Harrogate, Leeds and York.

As you step inside the property via the welcoming central reception hall, you are instantly greeted by an abundance of space and natural light throughout the expansive ground floor. The heart of the home is undoubtedly the magnificent open plan living dining kitchen space that effortlessly combines two reception areas with a working kitchen and snug/TV area, and a formal dining room and family room combined. This generous T-shaped zone of the house offers a versatile and welcoming environment to accommodate the whole family or entertain guests.



<b>Tenure</b> Freehold	<b>Local Authority</b> Harrogate Borough Council	<b>Council Tax Band</b> Band G	<b>EPC Rating</b> F
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## Accommodation continued...

The kitchen itself, with full Sonos sound system, features a significant island unit with ample in-frame shaker style cabinetry, integrated induction hob, double oven, sink with boiling hot water tap, dishwasher and breakfast bar seating. An oil-fired Aga range cooker breaks up the rear work surface, finished in the same marble as the island, with additional bespoke cabinetry below, flanked by an American style fridge freezer and useful tower storage units.

The impressive extension that houses the living/dining kitchen is flooded with natural light via three large skylight windows and a full wall of floor to ceiling sliding glazed doors framing views of the generous landscaped rear garden, establishing a seamless connection between indoor and outdoor living.

Directly off the kitchen is a rear entrance vestibule which leads to the attached triple garage that has been skilfully split into a workshop and home gym. This space has the option of being converted back to triple garaging with the simple removal of a single wall.

To the opposite of the hallway is a cosy sitting/reading room with wood burning stove and beamed ceiling, overlooking the front garden. In addition is a further spacious living room currently utilised as a dual aspect home office. This impressive reception room, with a door out to the front garden, connects to a useful utility and adjoining boot room, with a rear porch leading out to a private courtyard area and rear garden. Completing the ground floor is newly added guest w/c and boiler room.

To the first floor a generous landing reveals a superb principal bedroom suite, a spacious and bright room with an exquisite en suite shower room with his and hers sinks with marble tiled flooring, as well as a separate walk-in dressing room. There are four further good sized bedrooms, one with its own en suite shower room, and a luxurious house bathroom with separate shower and freestanding roll top bath.









## Outside

The house occupies a quiet position within Flaxby, well set back from the lane with a pretty walled front garden with mature trees, hedging and planting adjacent to a driveway providing off street parking for numerous vehicles in front of the attached triple garaging.

A particular feature is the generous plot which extends to approx. 0.6 acres offering a delightful fully enclosed rear garden with a large paved terrace off the kitchen, level lawn with established planted beds, and mature specimen tree lined boundaries providing a high degree of privacy - an ideal garden for all manner of outdoor activities including games with the family, and hosting outside garden parties with friends.

There is also vehicular access to the side of the house which leads to a useful brick-built outbuilding in the rear garden, currently utilised as a wood store and potting shed. Behind secure gates, this area also doubles as further off street parking in front of the outbuilding if necessary.

## Location

Flaxby is an attractive village located 3 miles to the east of Knaresborough and convenient for access onto the A1(M) providing easy commuting to Yorkshire commercial centres including those of Harrogate, Leeds and York. There is a good range of everyday shopping and recreational amenities in Knaresborough with more extensive facilities in Harrogate and York. Local train stations in Knaresborough or Cattal village provide regular services to the neighbouring larger towns and cities.

## Directions - HG5 0RR

From Knaresborough proceed east along the A59 towards York. Take a left onto York Road heading into Flaxby. Continue through the village where Flaxby Grange is the penultimate property on the right-hand side of the lane.

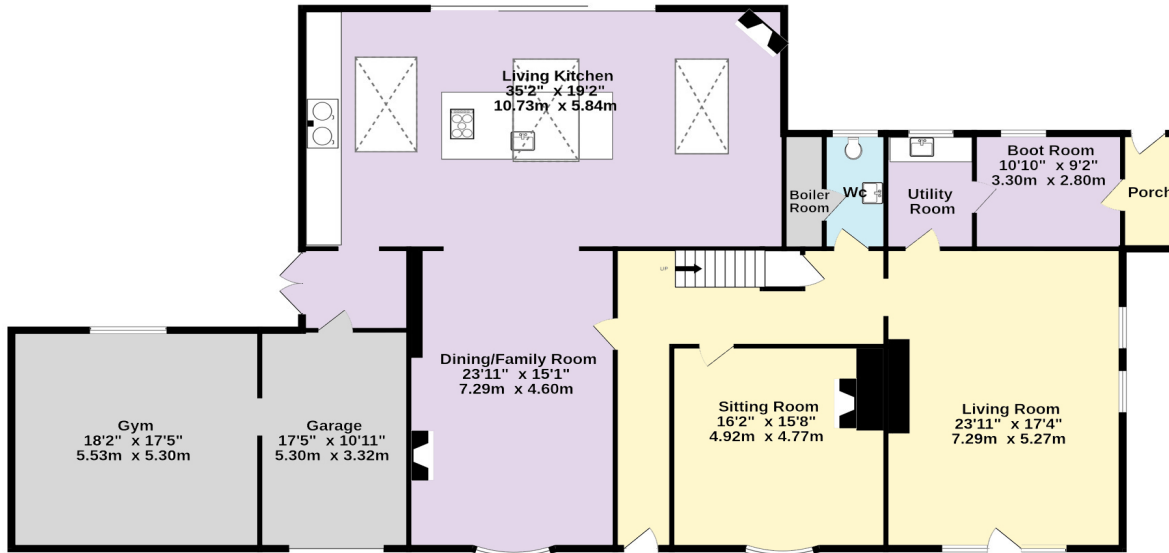




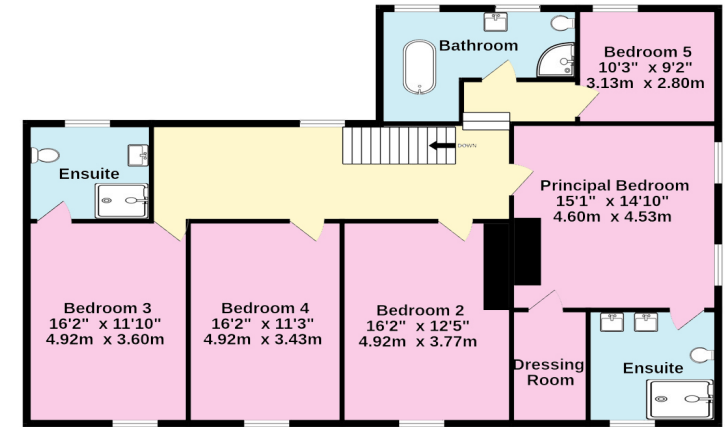




**GROUND FLOOR**  
2693 sq.ft. (250.2 sq.m.) approx.



**1ST FLOOR**  
1411 sq.ft. (131.1 sq.m.) approx.



**TOTAL FLOOR AREA : 4104 sq.ft. (381.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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