



Poplar Barn  
Scotton  
HG5



## A beautiful barn conversion in a sought-after village.



Poplar Barn is a beautifully presented and much loved family home, situated in the popular and sought after village of Scotton, within walking distance of amenities, a village pub and renowned primary school.

Offering vast amounts of charm and character throughout, with excellent room proportions and a fabulous plot of just over 0.5 acres inclusive of; separate annexe extending to over 1500 sqft, an additional timber framed parking barn, vegetable garden with potting shed, pond and extensive private gardens.





This attractive and beautifully maintained family home which is accessed from the rear of the property, briefly comprises; a welcoming 'orangery style' entrance lobby/sun room leading through into a 29'4 x 17'4 drawing room with an impressive inglenook fire place. Across the hall is a WC and further reception room currently used as a formal dining room and leading through into a newly fitted bespoke Prentice dining kitchen with Yorkshire stone flooring, solid oak cabinetry, a full length double pantry and Everhot 110i electric 3 oven range with hotplate and induction hob.

To the first floor is a beautiful master bedroom with bespoke built in wardrobes and en-suite with both bath and separate shower and a double guest bedroom with further en-suite shower room. Across the hall are two further double bedrooms service by house bathroom.



Directly outside is a privately enclosed walled garden with planted borders, raised pond and covered seating area with outdoor lighting.

Beyond the enclosed garden is parking for numerous cars accessed via the private drive and from a private gated access on Smithy Lane, a newly built timber framed 26' x 13' parking barn, a gated vegetable garden with fruit trees, raised bed and a 8' x 6' potting shed and impressive and leafy private gardens - perfect for entertaining and family get together's .

Within this fantastic plot is a separate annexe stretching to just over 1500 sqft. Offering huge flexibility and lending itself to numerous different opportunities from home office, workshop, gym or studio upstairs and garaging and log store on the ground floor. Subject to correct planning the annex could easily be converted into a generous two bedroom cottage or holiday let - This set up is an extremely rare opportunity and must be viewed to be appreciated.









**Approximate Gross Internal Floor Area**  
**House = 212.30 sq m / 2285 sq ft**  
**Garages/Annexe = 153.2 sq m / 1553 sq ft**  
**Total = 356.5 sq m / 3838 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

## Location

Poplar Barn is situated in a prime location in the popular village of Scotton, it is within a short distance of The Guy Fawkes Arms, Lingerfield Primary school, Kids @ Heart Nursery, the cricket club, junior football club and the village hall. The property is only 5 miles from Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

## Directions HG5 9HY

Proceed out of Knaresborough on the Ripley Road (B6166), take the first turning right into the village. At the junction in the centre of the village turn right towards Farnham and the property can be seen on the right hand side opposite the church, with access either via Poplar Green (gravel driveway at the bottom left hand side) or Smithy Lane.

## Services

Mains water, electricity and drainage are installed. Gas central heating.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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