



VERITY  
FREARSON

THE BARN, RIPLEY ROAD, KNARESBOROUGH, HG5 9HJ

OFFERS OVER £550,000



# THE BARN, RIPLEY ROAD,

*Knaresborough, HG5 9HJ*

**A fantastic opportunity to purchase this well-presented and characterful three / four-bedroom detached barn conversion with attractive gardens and driveway parking, situated in this convenient location on the edge of Scotton village surrounded by beautiful open countryside, with easy access to Knaresborough town centre.**

This quality home provides generous accommodation comprising two reception rooms, each with glazed doors leading to the patio sitting area at the rear of the property, together with a quality fitted kitchen with dining area, downstairs shower room and utility room. Upstairs, there are three good-sized bedrooms and a modern bathroom. The property occupies a generous plot and has an attractive lawned garden to the front with mature, well-stocked borders and further paved entertaining space to the rear of the property. A gravel drive provides ample parking and leads to a timber carport with space for two vehicles.

The property is located in a most attractive position surrounded by beautiful open countryside, situated equidistant between Ripley and Knaresborough, within close proximity to the River Nidd.



2 Reception Rooms · Dining Kitchen · Utility

4 Bedrooms · 2 Bathrooms

Off-Road Parking · Carport · Attractive Gardens To Front And Rear













## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

### **DOWNSTAIRS SHOWER ROOM**

### **SITTING ROOM**

A large reception room with exposed wooden beams and attractive rustic brick fireplace with living-flame gas stove. Glazed doors lead to the rear courtyard garden.

### **FAMILY ROOM / OFFICE / BEDROOM 4**

A further reception room with glazed doors leading to the rear garden.

### **DINING KITCHEN**

With spacious sitting and dining areas with glazed doors leading to the large front garden. The kitchen comprises a range of fitted wall and base units with Electric hob, double oven, integrated dishwasher.

### **UTILITY CUPBOARD**

With space and plumbing for washing machine.

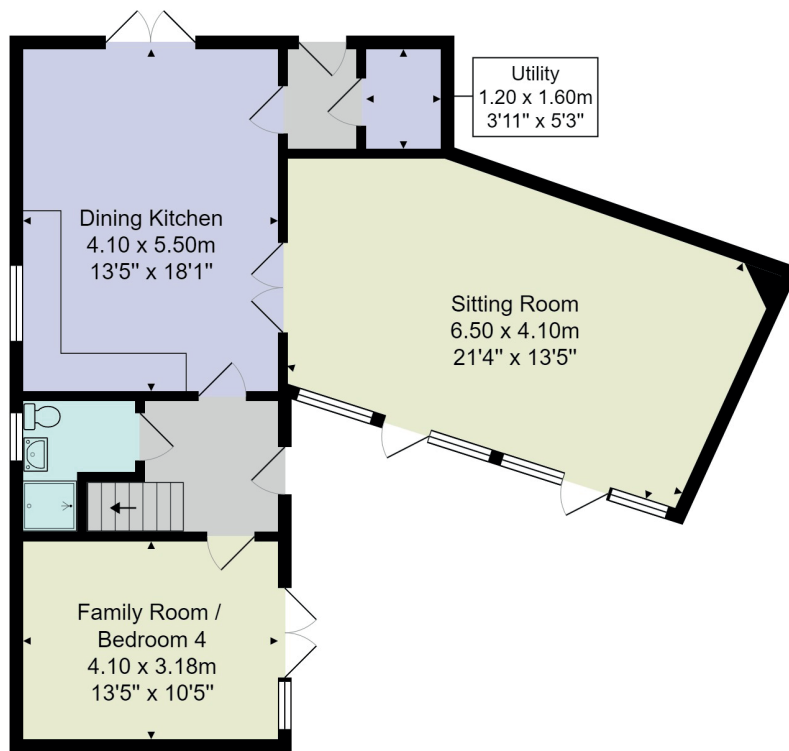
### **FIRST FLOOR BEDROOMS**

There are three good-sized bedrooms on the first floor.

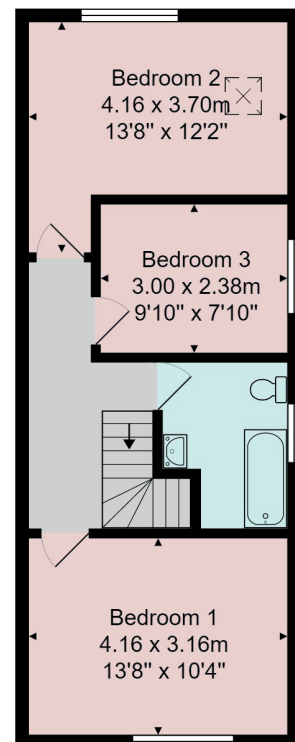
### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 128.5 m<sup>2</sup> ... 1383 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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**Outside**

Agate provides access to a gravel drive where there is ample off-road parking and a timber carport providing space for two vehicles. There is an attractive and good-sized front garden with lawn, well-stocked planted borders and sitting area. Timber garden shed. To the rear of the property, there is a further enclosed paved garden, providing an additional outdoor entertaining space.

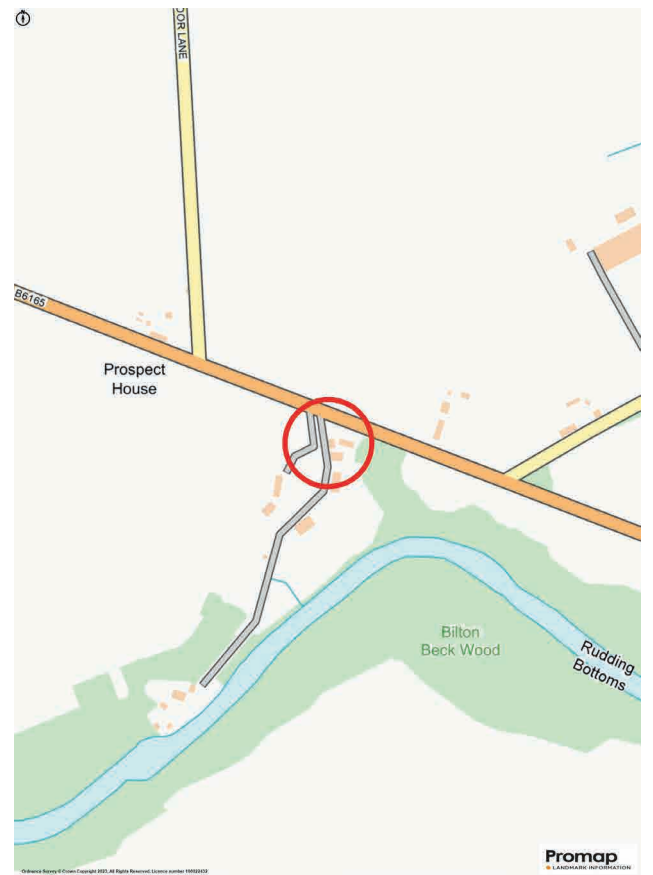
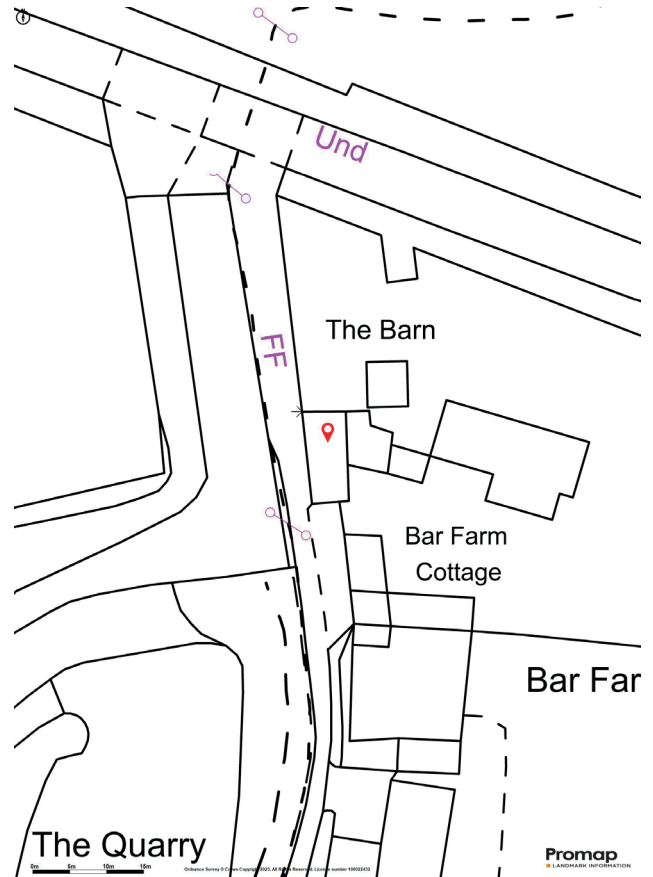
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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