



VERITY
FREARSON

SLINGSBY LODGE, SCRIVEN, KNARESBOROUGH, HG5 9DZ

GUIDE PRICE £1,350,000

SLINGSBY LODGE, SCRIVEN,

Knarborough, HG5 9DZ

A substantial detached family house offering very extensive and versatile accommodation, occupying a large plot extending to almost three acres (including a two-acre field / paddock) in this prime residential position of Knarborough at the heart of the village of Scriven.

Slingsby Lodge nestles at the top of Old Scriven, which is one of the most sought-after residential districts of Knarborough, enjoying a quiet village setting adjacent to open countryside yet being within easy walking distance of Knarborough Market Place and railway station.

The property offers extensive accommodation suitable for the larger family but also has the potential to provide spacious home-working accommodation with gas central heating, and would lend itself for the provision of a spacious annexe for extended-family occupancy. The large field / paddock would also suit purchasers with equestrian interests or other hobbies.



2 Reception Rooms · Dining Kitchen · Utility Room · 2 Cloakrooms · Meeting / Games Room · Study

6 Bedrooms · 3 En-Suite Bathrooms · House Bathroom · Study

Double Garage · Ample Parking · Extensive Well-Stocked Gardens · 2-Acre Field / Paddock







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

CLOAKROOM

Low-flush WC and washbasin. Window to rear.

MEETING / GAMES ROOM

A versatile room suitable for a variety of uses including a home-working environment. Double-height vaulted ceiling incorporating a minstrels' gallery. Double-glazed windows to front and two double-glazed windows to rear and has its own separate electric heating. Wood flooring.

LOUNGE

Two double-glazed patio doors to the front and further double-glazed window to side. Fireplace with marble inset and hearth and inset living-flame gas fire.

DINING ROOM

Double-glazed window to front.

CLOAKROOM

Low-flush WC and washbasin.

DINING KITCHEN

Double-glazed windows to rear. Fitted with an extensive range of modern wall and base units

with worktops having inset sink unit and tiled splashbacks. Built-in gas hob with extractor hood above and split-level double oven. Integrated dishwasher and fridge.

UTILITY ROOM

Plumbing for washing machine, wall cupboard and single-drainer stainless-steel sink unit.

BEDROOM 2

Double-glazed picture window to front and further double-glazed windows to sides. Two fitted double wardrobes.

EN-SUITE BATHROOM

Fitted with a modern three-piece suite.

BEDROOM 3

Double-glazed window to side.

EN-SUITE SHOWER ROOM

Fitted with a modern three-piece suite.

BEDROOM 4

Double-glazed window to front.

BEDROOM 5

Double-glazed window to rear.

STUDY

Double-glazed window to front.

BATHROOM

Modern three-piece suite, plus separate shower cubicle. Large linen cupboard.

FIRST FLOOR

MINSTRELS' GALLERY

Double-glazed window to rear overlooking the meeting / games room.

MASTER BEDROOM SUITE

Double-glazed windows to front and side and three fitted wardrobes and also, several matching fitted cupboards and shelf units/ book case.

EN-SUITE BATHROOM

Modern three-piece suite and separate shower cubicle. Skylight window to rear.

BEDROOM 6

Double-glazed window to rear.

STUDY

Double-glazed window to rear.

FLOOR PLAN



Total Area: 466.2 m² ... 5018 ft²

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

A substantial detached family house offering very extensive and versatile accommodation, occupying a large plot extending to almost three acres (including a two-acre field / paddock) in this prime residential position of Knaresborough at the heart of the village of Scriven.

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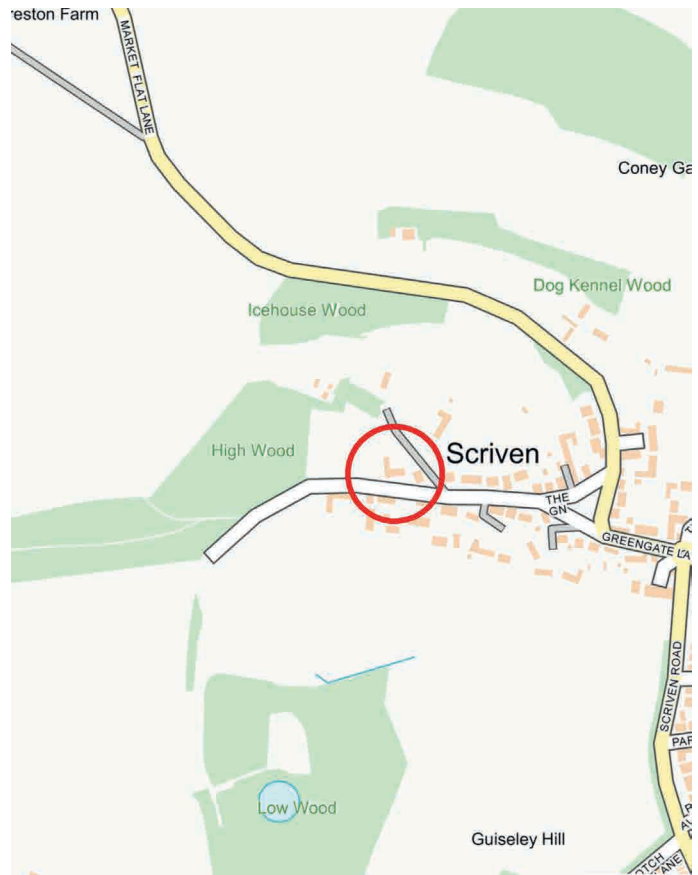
Tenure

Freehold

Services

All mains services connected.

Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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