



VERITY
FREARSON

HERDWICK GRANGE, 5 SHEPHERDS COURT, SCOTTON, HG5 9AH

GUIDE PRICE £1,200,000

HERDWICK GRANGE, 5 SHEPHERDS COURT,

Scotton, Knaresborough, HG5 9AH

A very spacious and beautifully presented four-bedroom detached property occupying a particularly generous plot with attractive gardens, garage and garden room, forming part of this exclusive development within the desirable village of Scotton.

This exceptional home forms part of Shepherds Court, a small but high-quality development of just five properties constructed in 2017 by a well-known local housebuilder, and enjoying the balance of a 10-year insurance-backed new home warranty.

The high-quality and generous accommodation provides flexible living space with a stunning open-plan kitchen and living area, incorporating a newly extended living space with glazed sliding doors leading to the delightful garden. There is also a large sitting room with a wood-burning stove, ground floor office with patio doors to the garden, utility, WC and boot room. Upstairs, there are four large bedrooms, two en-suites and a modern bathroom. A particular feature of this property is the generous plot, with attractive gardens surrounding the property, incorporating lawn, mature planted borders and sitting areas. There is also an oak-framed garden room, providing excellent additional space that could be used as a home office / additional living area etc.



3 Reception Rooms · Study · Living Kitchen / Family Room · Boot Room · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Double Garage · Off-Road Parking · EV Charging Point · Generous Lawned Gardens

Garden Room / Workshop







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with stone flooring and with access to the integral garage.

SITTING ROOM

A large reception room with attractive stone fireplace with wood-burning stove. Bay window overlooking the front garden.

LIVING KITCHEN / FAMILY ROOM

A stunning open-plan kitchen and living area with bay window overlooking the front garden. The kitchen comprises a range of stylish bespoke fitted units with granite worktops island and integrated appliances, including induction hob, triple integrated ovens, integrated fridge / freezer, wine fridge and dishwasher.

DINING ROOM

A newly extended living space, providing an additional sitting or dining area with glazed sliding doors overlooking the rear garden.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

BOOT ROOM

Providing useful storage space and access to the rear garden.

STUDY

Providing useful workspace with patio doors leading to the front garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four very good-sized bedrooms on the first floor, two of which have en-suite bathrooms. The main bedroom is of particularly generous proportions, having previously been two rooms which have been combined to create a stunning master suite with fitted wardrobes, dressing area and en-suite.

BATHROOM

A white modern suite comprising WC, washbasin, bath and separate shower. Heated towel rail.

EN-SUITE 1

A white suite comprising WC, twin washbasins set within a vanity unit, and large walk-in shower. Heated towel rail.

EN-SUITE 2

A white modern suite comprising WC, washbasin, bath and shower. Heated towel rail.

FLOOR PLAN



Total Area: 306.7 m² ... 3302 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

The property occupies a generous plot extending to 0.6 acres. A driveway provides ample parking and leads to an integral double garage with electric doors and EV charging point. Attractive lawned garden surround the property, with the rear garden being of generous portions, having attractive sitting areas and well-stocked planted borders.

GARDEN ROOM

Within the rear garden there is a high-quality oak-framed garden room / workshop with Velux windows and vaulted ceiling. This versatile space provides useful additional accommodation with potential to use as a home office, gym, studio or workshop etc.

Location

This impressive family home is situated in the heart of this popular village with excellent amenities surrounded by beautiful open countryside and just a short distance from Knaresborough town centre, whilst being convenient for Harrogate and the A1(M).

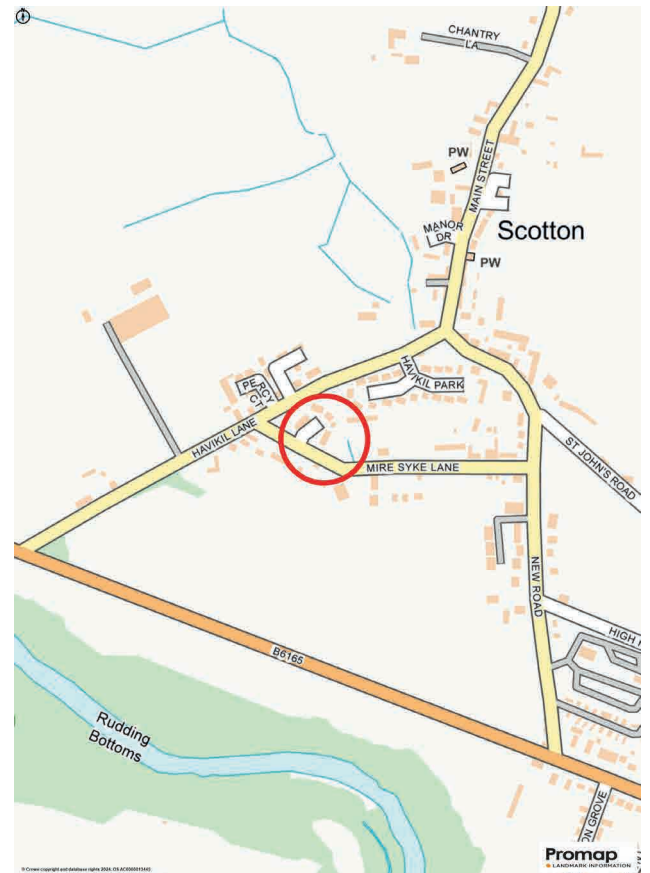
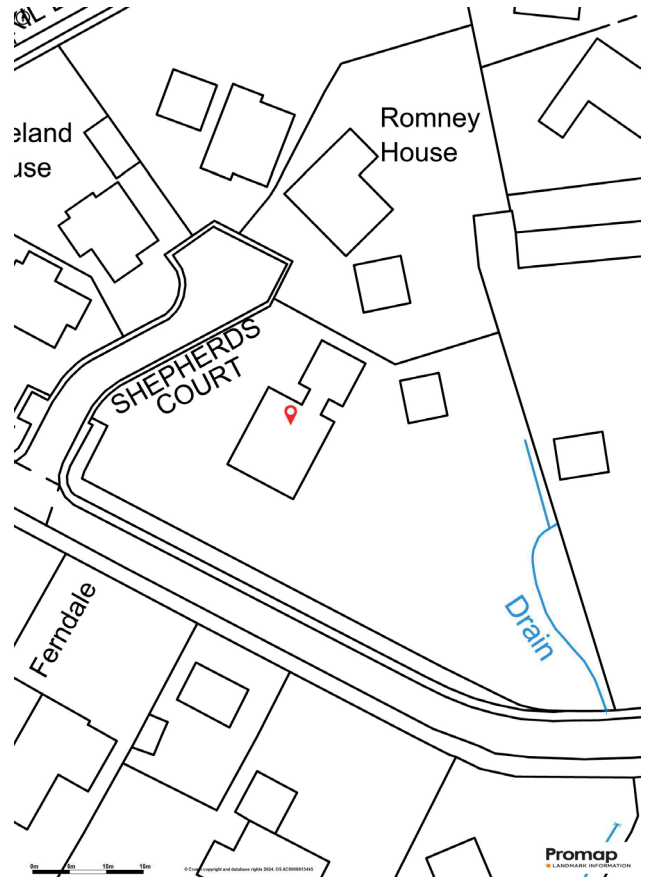
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	89
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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