



VERITY  
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MANOR FARM, MAIN STREET, SCOTTON, HG5 9HS

OFFERS OVER £650,000



# MANOR FARM, MAIN STREET,

*Scotton, HG5 9HS*

**A beautifully appointed and characterful Grade II listed, four bedroom property, retaining exceptional charm throughout together with private landscaped gardens, off street parking and garage situated within this highly regarded village.**

Manor House represents a rare opportunity to acquire a delightful characterful property of exceptional charm and is situated within this highly regarded village.

We understand that the property was a former Farmhouse from circa 16th century and was converted around 2000. Viewing is strongly recommended to fully appreciate the delightful interiors with many beamed ceilings and walls yet has been sympathetically refurbished to combine all the luxuries of 21st century living. The property is attached to the neighbouring cottage.



Sitting Room · Dining Area · Study · Dining Kitchen · WC

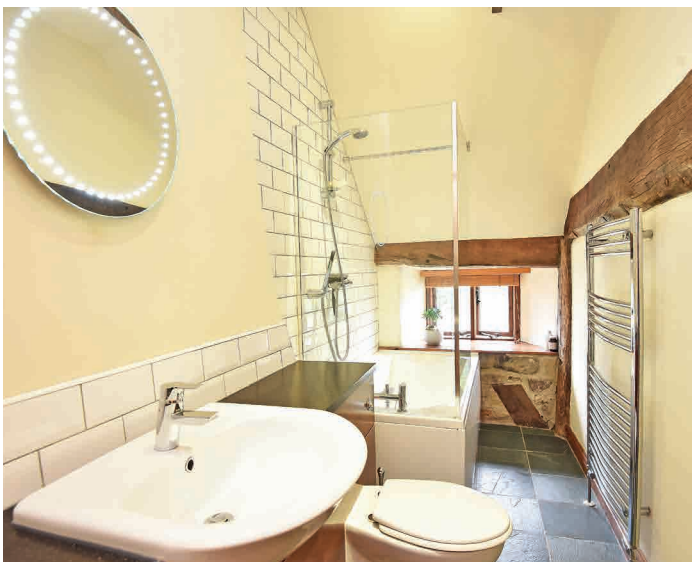
4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Garden













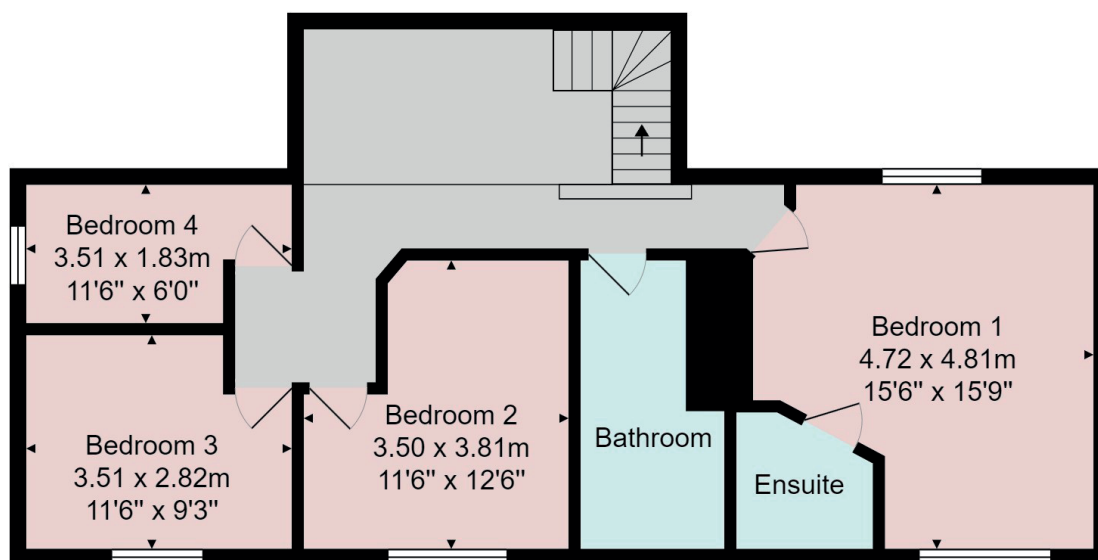
## ACCOMMODATION

This Grade II listed property has gas central heating, double glazing and the front door opens onto a reception hall with guest cloakroom. There is a superb open plan living area with sitting room opening out to a well proportioned dining area and a delightful walk-in inglenook fireplace, it is a through room which allows light in and views over the attractive cottage gardens to both of the front and rear. There is a further reception room currently being used as an office.

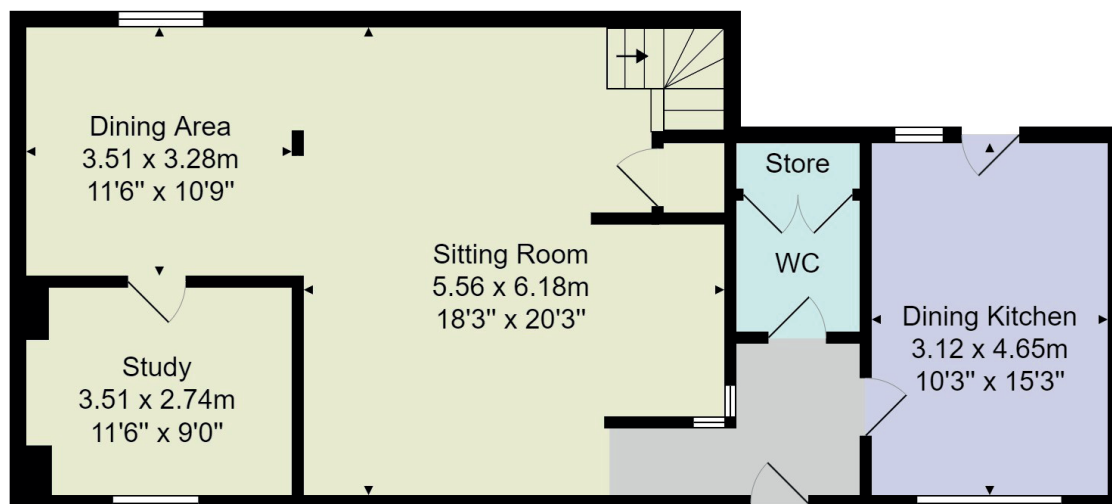
A dining kitchen has been refitted and comprises a range of matching surfaces and tile splashbacks over, again it is a most attractive through room with delightful timbered ceiling. Integrated appliances include a fridge, freezer, washing machine and slimline dishwasher, there is also an oven and combination microwave together with a four ring ceramic hob, a stable door leads onto the rear garden.

A staircase leads to a most attractive first floor galleried landing. The principal bedroom has an en suite shower room. There are three further bedrooms, one currently being used as a dressing room, which are serviced by a house bathroom which comprises a matching white three piece bath suite with shower over the bath.

# FLOOR PLAN



First Floor



Ground Floor

Total Area: 158.5 m<sup>2</sup> ... 1706 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

Outside there is the most attractive cottage style front garden which has been designed with many specimen and flowering trees and shrubs and sets the property well back from the road.

Double opening gates leads onto a brick paved driveway, which provides off street parking and leads to a double garage with electric lights and power installed, measuring 18'0 x 17'6. A further feature of the property is the landscaped rear garden which would be ideal for those entertaining. There are small lawned garden areas, deep flowerbed borders and central pond (which has currently been drained).

## Location

Scotton is a highly regarded village with a popular public house/restaurant and is situated close to the historic market town of Knaresborough which is served by extensive shops, schools for all ages and transport services including a railway station with mainline links. The southern bypass is convenient and the A1M provides easy access to the commercial centres of North and West Yorkshire.

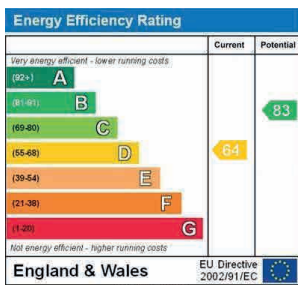
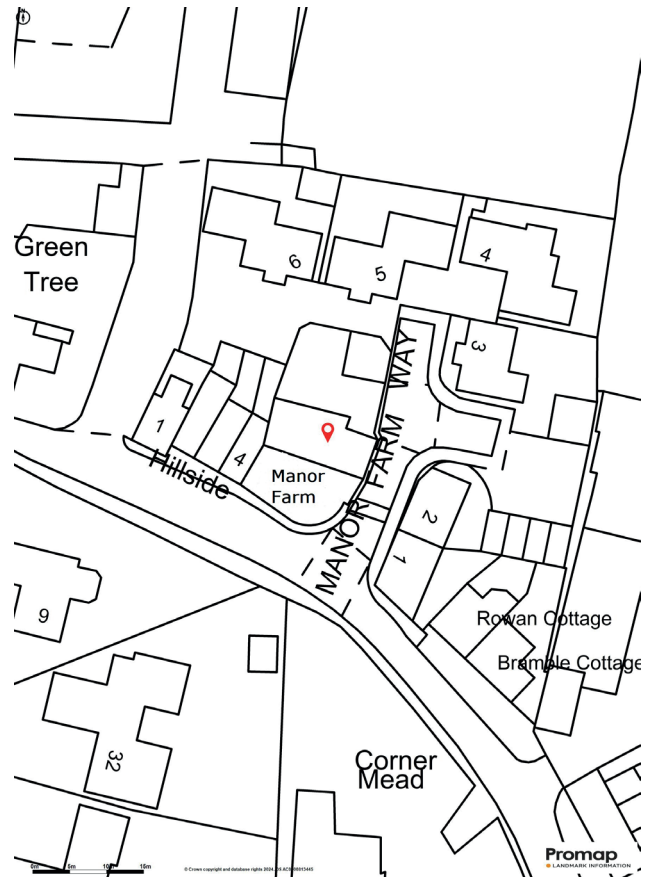
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - G**



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