



VERITY
FREARSON

HOLLY TREE BARN, MARKET FLAT LANE, SCOTTON, HG5 9JA

OFFERS OVER £1,250,000

HOLLY TREE BARN, MARKET FLAT LANE,

Scotton, Knaresborough, HG5 9JA

A spacious and beautifully presented five-bedroom detached home situated in this stunning position overlooking beautiful open countryside between Scriven and Scotton, occupying generous grounds with attractive gardens and paddock extending in total to 2.5 acres.

This impressive property has been much improved in recent years by the current owners to now provide generous and flexible accommodation. On the ground floor there is a superb kitchen extension providing a large open-plan kitchen and living area with stylish fitted kitchen and with vaulted ceilings and full-height windows enjoying delightful views over the gardens and countryside beyond. The ground-floor accommodation also comprises a large sitting room with patio doors leading to the garden, a home office / snug and further large reception room which is divided into two separate spaces, with a wood-burning stove in the middle. There is also a downstairs cloakroom, shower room and utility. On the first floor there are five bedrooms in total, including the main bedroom which has a dressing room and en-suite, and a guest room which can be accessed via a separate staircase. In total, there are four bathrooms within the property, two of which are en-suite.



3 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Double Garage · Self-Contained Garden Room

Extensive Landscaped Gardens · Stable Block · Paddock And Grounds Extending To 2.5 Acres







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

LIVING KITCHEN

A stunning open-plan living space with vaulted ceiling and exposed beams. Space for sitting and dining areas. The kitchen comprises a range of stylish fitted units with quartz worktops and island. Integrated appliances including boiling water tap, induction hob, double oven / microwave, integrated dishwasher and pantry cupboard. Full-height windows overlook the garden and countryside beyond.

SHOWER ROOM

A useful ground-floor shower room with WC, washbasin set within a vanity unit, and shower. Heated towel rail. Tiled walls and floor.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer and space for a fridge / freezer.

SITTING ROOM

A very large reception room with fitted ceiling speakers, wood-burning stove and glazed windows and doors overlooking the garden and patio.

OFFICE / SNUG

Useful workspace or reception room.

FAMILY ROOM / PLAYROOM

Further large living space providing two separate areas with central wood-burning stove Fitted speakers.

FRONT PORCH / CLOAKROOM

Providing access to the garden, adjoining cloakroom with WC and washbasin.

FIRST FLOOR BEDROOM 1

Large double bedroom with dressing area and fitted wardrobes. Fitted ceiling speakers.

EN-SUITE 1

A white suite comprising WC, washbasin and large shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes and ensuite.

EN-SUITE 2

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 4

A further double bedroom with fitted wardrobes.

BATHROOM

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

BEDROOM 5

Accessed via a separate staircase is a further bedroom with fitted storage and skylight windows.

FLOOR PLAN



Total Area: 396.3 m² ... 4266 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

Electric gates lead to a resin drive which provides ample parking with electric vehicle charging point. There is access to a double garage and an adjoining self-contained gym / garden office which has light, power and electric heating and provides a useful additional space.

The property stands within very good-sized gardens and grounds extending to approximately 2.5 acres in total and comprises an attractive landscape garden with lawn, patio, well-stocked planted borders and orchard as well as a further large lawned area and a paddock. There is a stable block in the paddock, making this an ideal set up for those with equestrian interests.

Location

The property is situated in this delightful countryside position between the popular villages of Scriven and Scotton and is conveniently located with an easy driving distance of Knaresborough and Harrogate where there are excellent transport links, shops and amenities on offer.

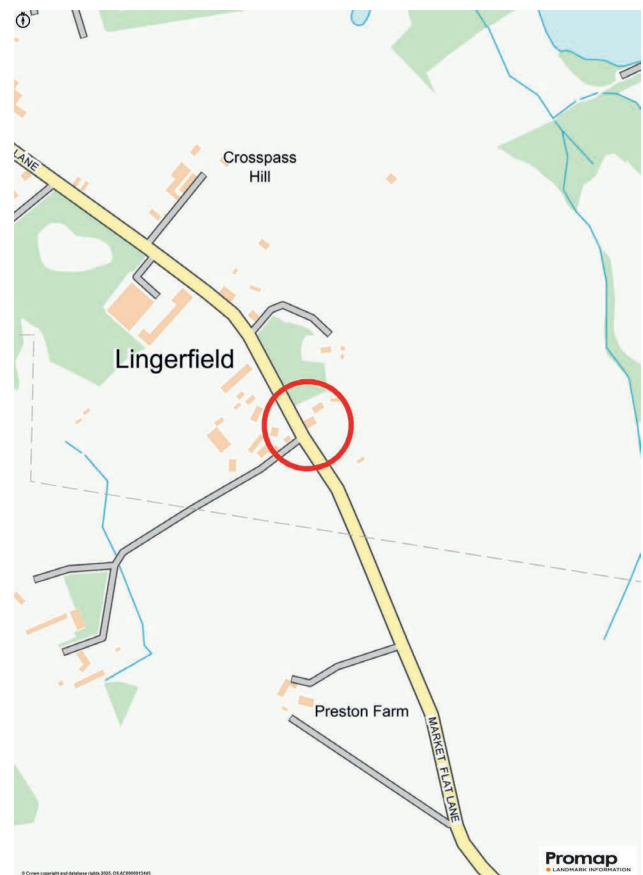
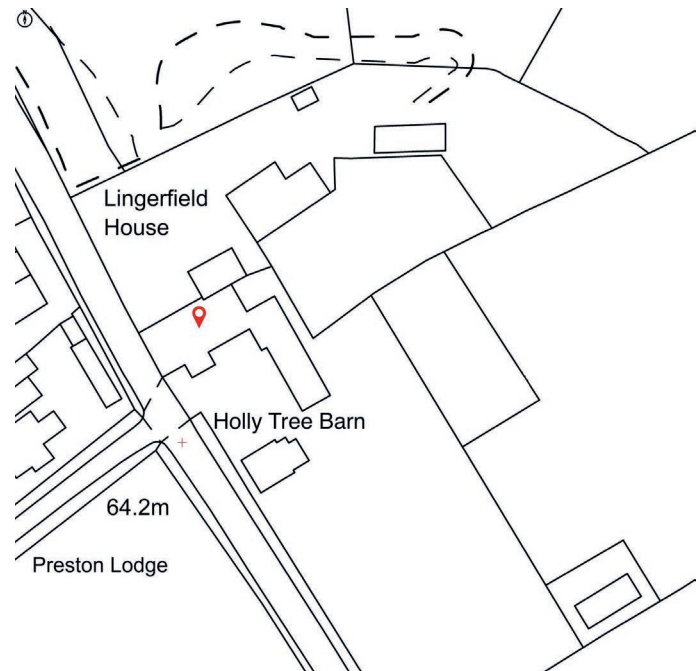
Services

All mains services connected. Oil-fired central heating.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	68	72
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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