



VERITY
FREARSON

GREENWICH COTTAGE, HIGH MOOR LANE, BREARTON, KNARESBOROUGH, HG3 3DD

GUIDE PRICE £895,000

GREENWICH COTTAGE, HIGH MOOR LANE,

Brearton, Knaresborough, HG3 3DD

A beautiful three-bedroom detached barn conversion now offering stylish and well-appointed accommodation, set within delightful gardens and grounds extending to approximately a quarter of an acre.

This individual property is set in a most attractive setting surrounded by open countryside, on the edge of the fashionable village of Brearton. Greenwich Cottage has undergone a significant refurbishment programme or works by the current owners whilst retaining character features, but now offers contemporary living accommodation. An internal viewing is essential to appreciate the overall quality and style of this excellent home.

The picturesque village of Brearton is well placed just outside Knaresborough, just ten minutes' drive from Harrogate, and with excellent road links to the A1(M) and Yorkshire's principal business districts.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · 3 En-Suites

Ample Off-Road Parking · Detached Double Garage · Delightful Gardens







ACCOMMODATION

In brief,
the accommodation comprises -

GROUND FLOOR RECEPTION HALL

CLOAKROOM

LIVING KITCHEN

A particular feature of the property is the stunning L-shaped living kitchen, incorporating hand-painted kitchen units, an Aga range cooker, space for an American fridge / freezer, Belfast-style sink and quartz work surfaces.

The dining area has delightful views over the adjoining countryside and opens to a sitting room with log-burner.

SEPARATE UTILITY ROOM

BEDROOM 3

Currently used as a music studio.

EN-SUITE SHOWER ROOM

LIVING ROOM

Having an exposed stone wall and log-burner. Opens to -

FAMILY ROOM

A good-sized garden / family living space with full-width sliding doors leading to the garden.

FIRST FLOOR BEDROOM 1

A double bedroom with delightful views over the surrounding countryside.

EN-SUITE SHOWER ROOM

A stylish en-suite with walk-in shower, washbasin set within a vanity unit, and WC.

BEDROOM 2

A second double bedroom with dual aspect.

EN-SUITE BATHROOM

With painted wood-panelled walls. Roll-top bath, washbasin and WC.

FLOOR PLAN



Outside

A long gravelled driveway provides ample off-road parking, including parking for a campervan / caravan, and leads to a detached double garage. There are delightful and particularly good-sized private gardens, incorporating shaped lawn, mature and well-stocked planting and seating areas.

Agent's Notes

The property has the benefit of an air source heat pump and fibre-optic broadband
The property has been re-roofed in the last year.

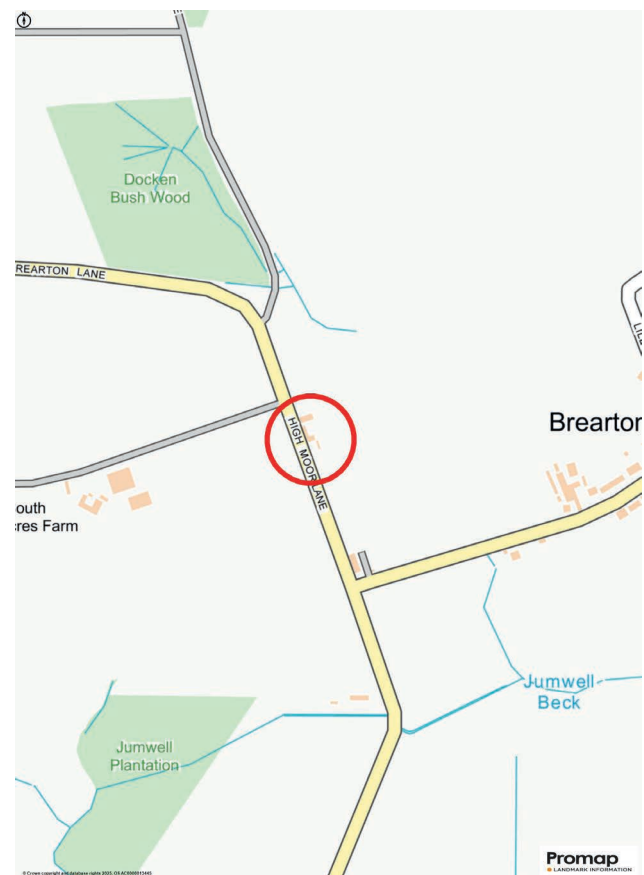
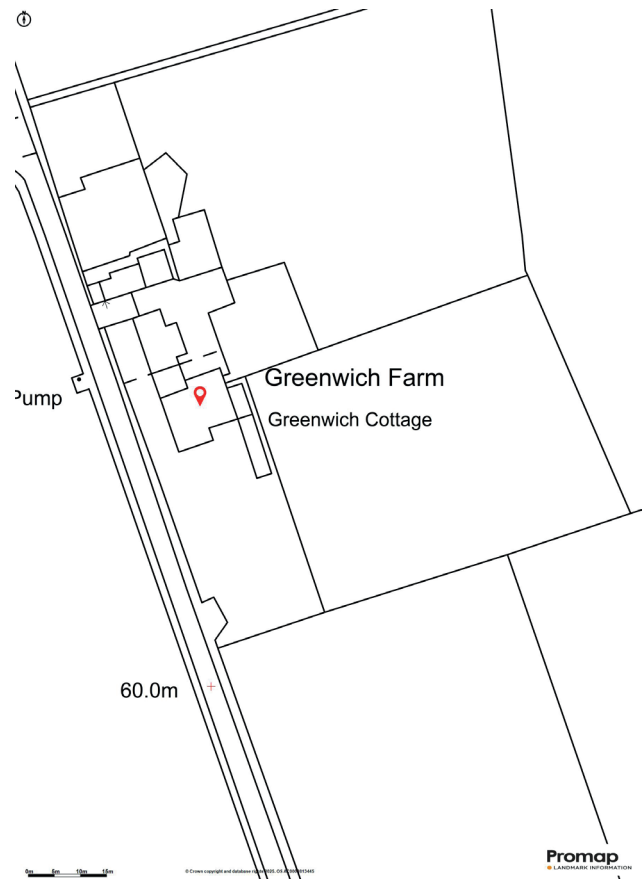
The garden has been landscaped.

The property has a septic tank.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B	90	
(69-80) C		
(55-68) D		
(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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