



VERITY
FREARSON

CRABTREES, FORTUNE HILL, KNARESBOROUGH, HG5 9DG

OFFERS OVER £1,000,000

CRABTREES, FORTUNE HILL, KNARESBOROUGH

HG5 9DG

A rare opportunity to purchase an impressive detached property occupying a substantial plot with attractive garden and detached garage, situated in this prime position close to Knaresborough and the Nidd Gorge.

This charming house provides generous and flexible accommodation. On the ground floor there is a reception hallway with oak staircase leading to the first floor leading to two spacious reception rooms, the kitchen and downstairs WC. There is also a useful ground-floor office, and on the first floor there are four bedrooms and a bathroom. The property occupies a particularly generous plot extending to approx. 0.75 acres and has a large and attractive gardens surrounding the property, as well as an in-and-out drive and detached double garage. This impressive home has huge potential to be modernised and updated and potentially extended (subject to obtaining the necessary permissions) to suit the buyers requirements.

The property occupies a delightful position within this prime residential district of Knaresborough being just a short walk or drive from the town centre and surrounded by beautiful open countryside. Offered for sale with no onward chain.



Sitting Room - Dining Room - Kitchen - Pantry - Office - WC

Four Bedrooms - Bathroom - Separate WC

Large & Attractive Gardens - Driveway - Detached Garage







ACCOMMODATION

GROUND FLOOR

HALL

A spacious hallway with oak staircase leading to the first floor.

SITTING ROOM

A large reception room with bay window overlooking the garden. Attractive feature fireplace.

DINING ROOM

A further reception room with glazed door leading to the garden. Fireplace with living flame gas fire.

KITCHIN

With space for dining area. The kitchen comprises a range of fitted units with worktop and breakfast bar. Gas hob, integrated ovens and space for appliances. Pantry cupboard and storage areas.

OFFICE/BEDROOM

Providing a potential ground floor single bedroom or useful workspace.

CLOAKROOM

With WC and basin. Fitted cupboards.

FIRST FLOOR

BEDROOMS

There are four good sized bedrooms on the first floor with fitted wardrobes and storage.

BATHROOM

With basin and bath with shower above. Separate WC.

OUTSIDE

The property occupies a most impressive and substantial plot with attractive gardens surrounding the property with lawn areas, mature planted borders, formal gardens and sitting areas. The plots in total extends to approximately 0.75 acres.

An in-and-out driveway to the front provide ample off-road parking and leads to a detached garage with adjoining storerooms.

FLOOR PLAN



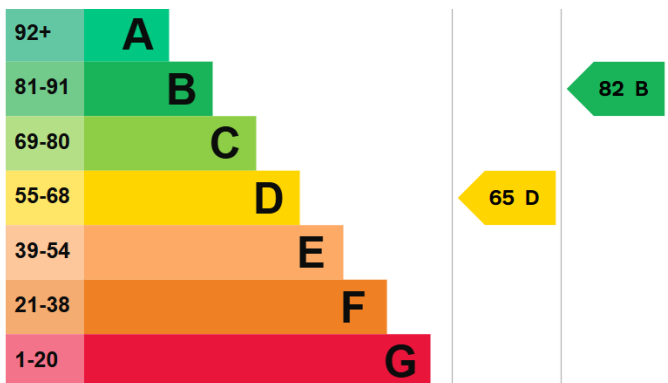
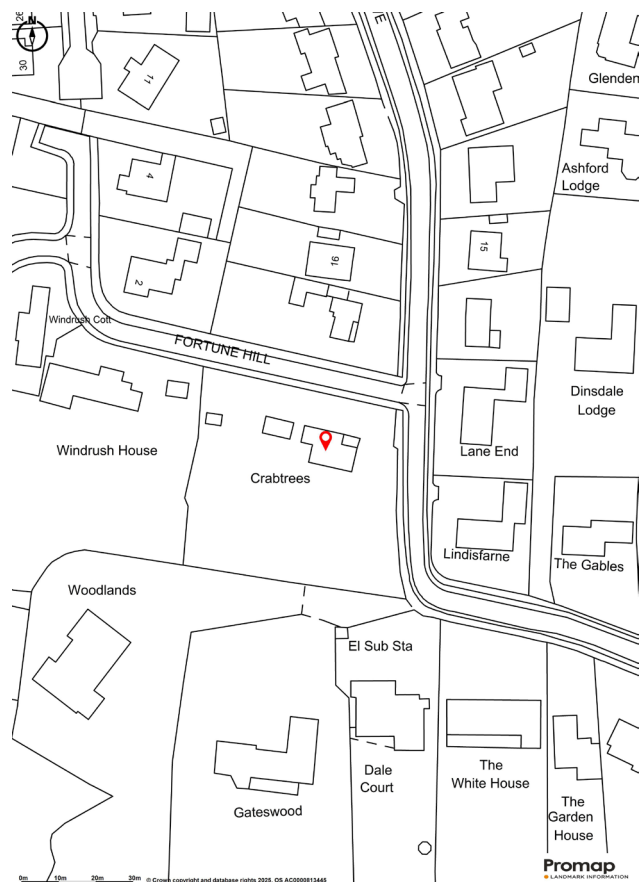
Total Area: 223.6 m² ... 2407 ft² (excluding garage / workshop, store)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Services

All mains services connected.

Tenure

Freehold



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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