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HILLCREST, MAIN STREET, SCOTTON, HG5 9HS

OFFERS OVER £1,000,000

# HILLCREST, MAIN STREET,

*Scotton, HG5 9HS*

**A superb newly built family home of exceptional quality with a detached two-storey garage and impressive gardens. This contemporary and eco-friendly property extends to almost 3,400 sq ft (excluding garage) and is situated in a central yet peaceful position within this highly sought-after village.**

Hillcrest is a modern stone-built, double-fronted home designed and constructed to an exacting standard, showcasing high-quality fixtures and fittings, excellent energy performance and flexible family living. The property combines modern insulation standards, zoned underfloor heating across the ground floor, Cat 6 cabling, solar panels and Villeroy & Boch sanitaryware, all complemented by stylish interiors and generous levels of natural light. The accommodation has been thoughtfully configured to balance day-to-day family requirements with superb entertaining space. A welcoming reception hall with useful storage and cloakroom leads to a bright sitting room, a spacious home office, and the impressive open-plan living dining kitchen – the true heart of the home. This magnificent 35 ft L-shaped space features bespoke David Charles cabinetry, quartz work surfaces, integrated Bosch appliances, a breakfast bar, generous dining area and an adjoining garden room with sky lantern and full-height glazing overlooking the garden. A separate utility room provides further storage and access to the driveway. On the first floor, a central landing with storage leads to four double bedrooms, one with sleek modern en-suite shower room, together with a stylish family bathroom with bath and separate shower. The entire second floor is dedicated to a stunning vaulted principal suite, featuring a spacious bedroom, dressing room, and luxurious en-suite with free-standing bath and separate shower enclosure, enhanced by skylights and far-reaching views. The property occupies an impressive elevated plot with superb outlook over the village and countryside beyond. A gravelled side driveway provides ample parking and leads to the detached stone-built two-storey double garage, with electric doors, garden store beneath, and an outstanding vaulted first-floor room offering potential for home office, gym or studio.



Living / Dining Kitchen · Garden · Sitting Room · Study · Cloakroom · Utility

5 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · EV Charging Point

Detached Two-Storey Garage With First-Floor Home Office / Gym Above · Garden













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A welcoming entrance space with fitted storage and cloakroom. Wood-effect porcelain flooring extends through much of the ground floor.

#### SITTING ROOM

A bright front-aspect reception room of generous proportions.

#### HOME OFFICE/SNUG

A useful workspace ideal for home working or study or additional reception room.

#### LIVING DINING KITCHEN

A magnificent open-plan 35 ft L-shaped living space with bespoke David Charles units, quartz worktops, Bosch appliances, breakfast bar and generous dining area. Opens into:

### GARDEN ROOM

A stunning space with sky lantern and full-height rear glazing with French doors to the garden.

#### UTILITY

Fitted units, additional storage and appliance space, door to driveway.

#### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BEDROOMS

Four double bedrooms, including one with modern en-suite shower room.

#### BATHROOMS

There is a modern ensuite with large walk-in shower, access from the main bedroom together with a stylish family bathroom with bath and separate shower enclosure. Quality Villeroy & Boch and Hansgrohe fittings.

### SECOND FLOOR

#### PRINCIPAL SUITE

A superb vaulted double bedroom with skylights and windows.

Large dressing room.

Luxurious en-suite with free-standing bath, separate shower enclosure, WC and basin.

# FLOOR PLAN



Total Area: 347.7 m<sup>2</sup> ... 3742 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

The property occupies an impressive elevated plot with far-reaching views. Gravel driveway providing ample parking.

### Detached Two Storey Garage

**Stone-built double garage with electric doors.** Garden store beneath. External steps lead to a vaulted first-floor home office with skylights but could also be used as studio, gym or games room. Electric vehicle charging point within the garage.

### Gardens

Gently sloping wraparound gardens laid mainly to lawn with potential for landscaping to further enhance the exceptional open views.

### Location

Located in the picturesque village of Scotton, the property is ideally positioned for access to village amenities, the Yorkshire Dales and Moors, and nearby towns including Knaresborough, Harrogate, Ripon and Boroughbridge. Excellent transport links include the A1(M), Knaresborough railway station with services to York, Leeds and London, and Leeds Bradford Airport. The area also offers highly regarded schooling and extensive leisure facilities.

Scotton is a picturesque and well-served village close to Knaresborough, Harrogate, Ripon and the A1(M). Amenities include primary school, church, Guy Fawkes pub, playing fields, sports clubs and riverside walks.

### Agent's Note

This new build property has the benefit of a ten-year structural warranty, from Advantage.

The property has the benefit of solar panels and a gas central heating system with underfloor heating. All concealed pipework is sized to meet air source heat pump requirements to allow change in the future if required.

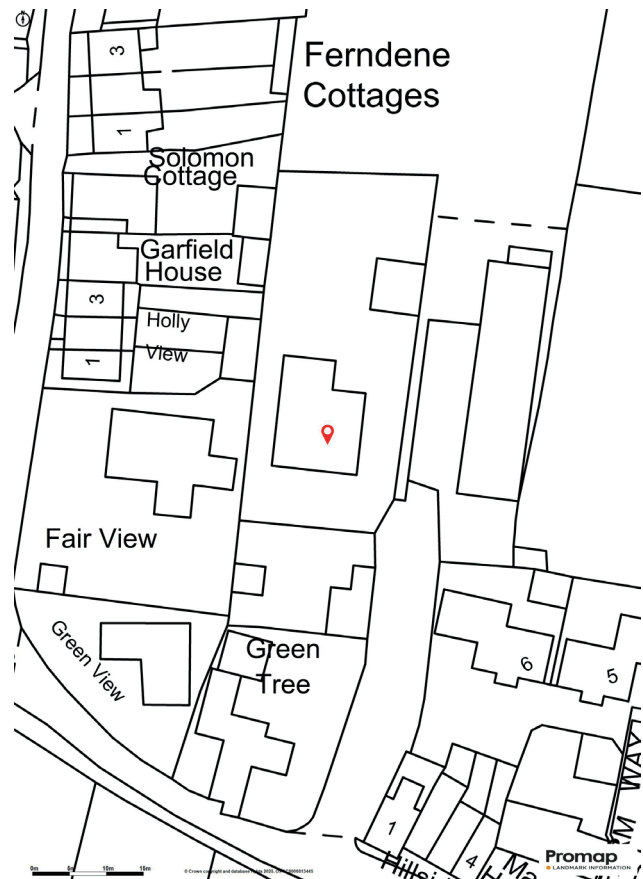
The solar panels can generate over 7.5kwh.

### Services

All mains services connected.

**Tenure** Freehold

**EPC** - A



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







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