



, Knaresborough, HG5 0SA

- Located in the charming and sought-after village of Coneythorpe
- Open-plan kitchen, dining, and lounge area ideal for entertaining
- Private rear garden backing onto picturesque open countryside
- Large office building at the end of the garden
- Rare opportunity in a desirable North Yorkshire location

- End terraced four-bedroom home offering spacious family living
- Two modern and well-appointed bathrooms for added convenience
- Driveway with ample parking space for up to four vehicles
- Combines modern living with tranquil countryside charm
- Council Tax Band F

Guide Price £875,000

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Description

Located in the charming village of Coneythorpe, this delightful end terraced house on Clareton Lane offers a perfect blend of comfort and countryside living. With four generously sized double bedrooms, this property is ideal for families seeking space and tranquillity.

Upon entering, you are welcomed into an inviting open plan kitchen, diner and lounge, perfect for both relaxation and entertaining, benefiting from a multi fuel stove which the current vendors installed. The layout of the home is designed to provide a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in.



The ground floor also features a versatile snug or home office, a practical laundry room, and a convenient downstairs WC. For pet lovers, a dedicated dog washing station has been thoughtfully incorporated, making post-walk clean-ups quick and easy—perfect for muddy paws after countryside adventures.

The property boasts two and a half well-appointed bathrooms, ensuring convenience for all residents. The heart of the home is complemented by a private rear garden that opens up to picturesque rolling fields, providing a serene backdrop for outdoor activities and leisurely afternoons in the sun.

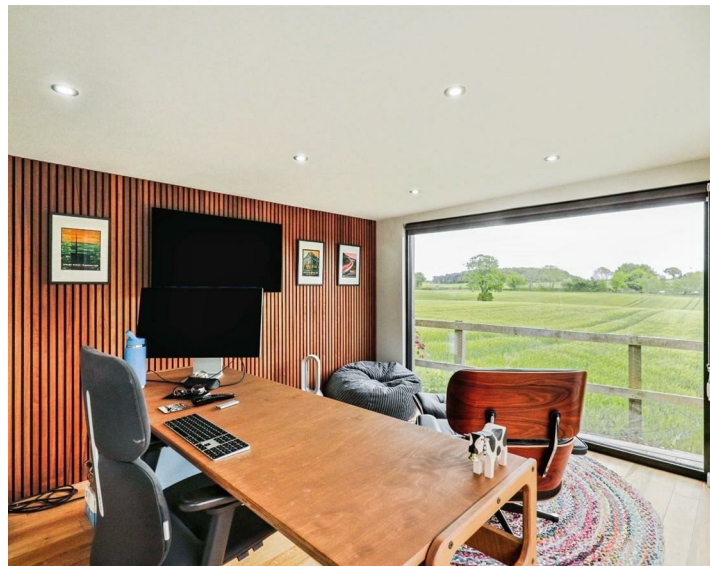


For those with multiple vehicles, the driveway accommodates up to four cars, offering ample parking space. Additionally, the presence of an outbuilding adds versatility, whether you envision it as a workshop, storage space, or a creative studio.

This residence not only offers a comfortable living space but also the opportunity to enjoy the beauty of the surrounding countryside. With its spacious interiors and outdoor charm, this property is a rare find in the desirable area of Coneythorpe. Don't miss the chance to make this lovely house your new home.



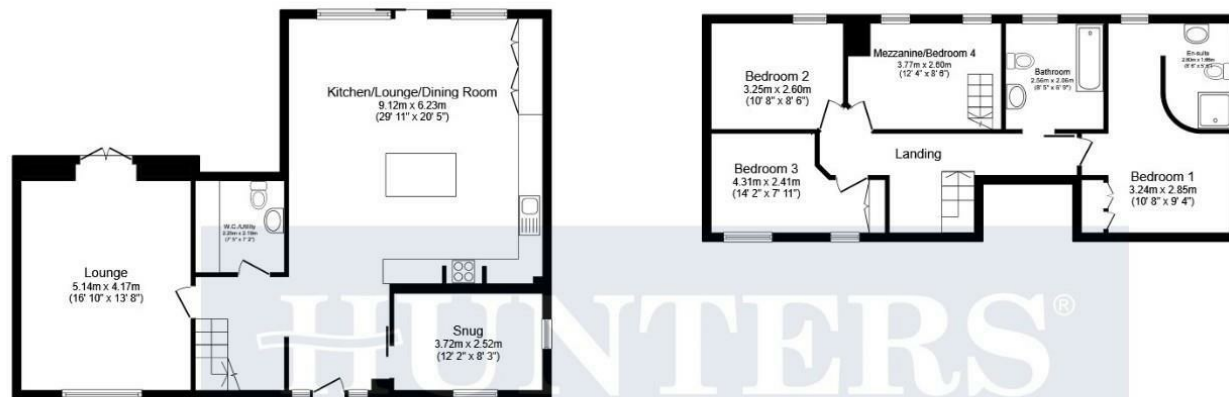
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EPC
Energy rating D
This property produces 7.6 tonnes of CO2

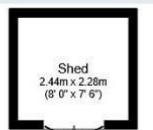
Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: F

The Old Barn, Clareton Lane, Coneythorpe, HG5 0SA

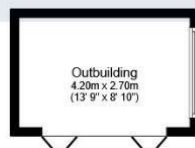


Ground Floor
Floor area 92.2 sq.m. (993 sq.ft.)

First Floor
Floor area 62.0 sq.m. (668 sq.ft.)



Shed
Floor area 6.9 sq.m. (74 sq.ft.)



Outbuilding
Floor area 11.3 sq.m. (122 sq.ft.)



Mezzanine
Floor area 9.8 sq.m. (105 sq.ft.)

Total floor area: 182.3 sq.m. (1,962 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

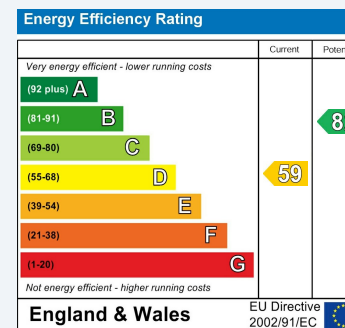
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.