



Beauly House

Knaresborough, Scotton, HG5 9HY

WINDSOR COURT
PROPERTIES



GUIDE PRICE £850,000

This quintessential large cosy family home boasts 2620 square foot of stunning living accommodation with a large family garden extending to 0.25 of an acre and set in a quaint village. There is an added option to acquire a spacious 2 bedroomed cottage by separate negotiation

The property is charming throughout with a high specification running through the home, which was modernised and extended in the last three years

The family dining kitchen with granite surfaces, large range cooker and bespoke units is a delight and a lovely social hub of the home with open plan living and seating area. French doors lead to the outdoor al fresco dining patio. a good size utility is ideal for this house size and great if you have muddy boots or paws to worry about.

The large entrance hall has a log burning fire with cloakroom and study off

The principle living room is again a very good size and decorated nicely to show off the exposed beam and fireplace.

There is a music room/snug or occasional fifth bedroom

The gardens are wonderful and private and certainly a dream for families and we could think of many worse a place to be locked down in!

The upstairs has four double bedrooms, two are very spacious bedrooms within built wardrobes and large en suite shower rooms. There are 2 further double bedrooms with large house bathroom.

- **4/5 Bedrooms**
- **Downstairs WC and Separate Utility Room**
- **Double Garage**
- **Driveway For Several Cars**
- **Three Reception Rooms**
- **Stunning Open Plan Living-Dining Kitchen**
- **Large garden with two patio areas**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

