



SPECIFICATION - MIDSOMER HOUSE

- Central heating on first and second floor and underfloor heating throughout the ground floor
- Underfloor electric heating in all first and second floor bathrooms
- All the bathrooms/toilets have electric heated towel rails as well as being on the central heating system
- The bathrooms mirrors on the first and second floors have electric mirrors with shaver socket and the main bathroom has Bluetooth in the mirror
- CCTV installed with remote viewing
- Burglar alarm
- Electric gates have video intercom
- Original hand made stone fire place with log burner
- UPVC Sliding sash windows



**MIDSOMER HOUSE
NEW ROAD, SCOTTON**

**£975,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A superb opportunity to purchase a recently constructed, stone built, family property with the remainder of a 10 year builder's warranty, situated in this enviable location within the sought after village of Scotton. Scotton has a village school and public house and is located between Harrogate and Knaresborough.

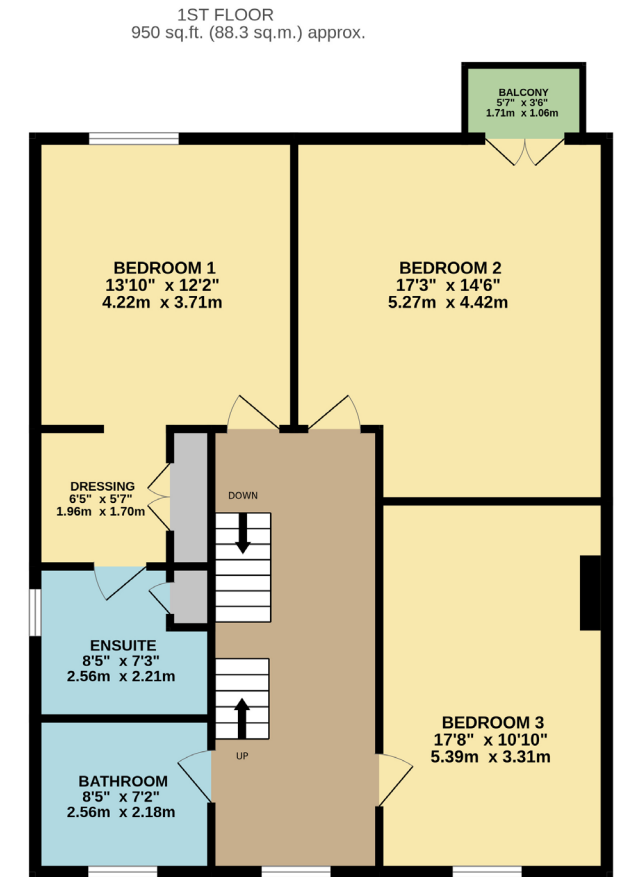
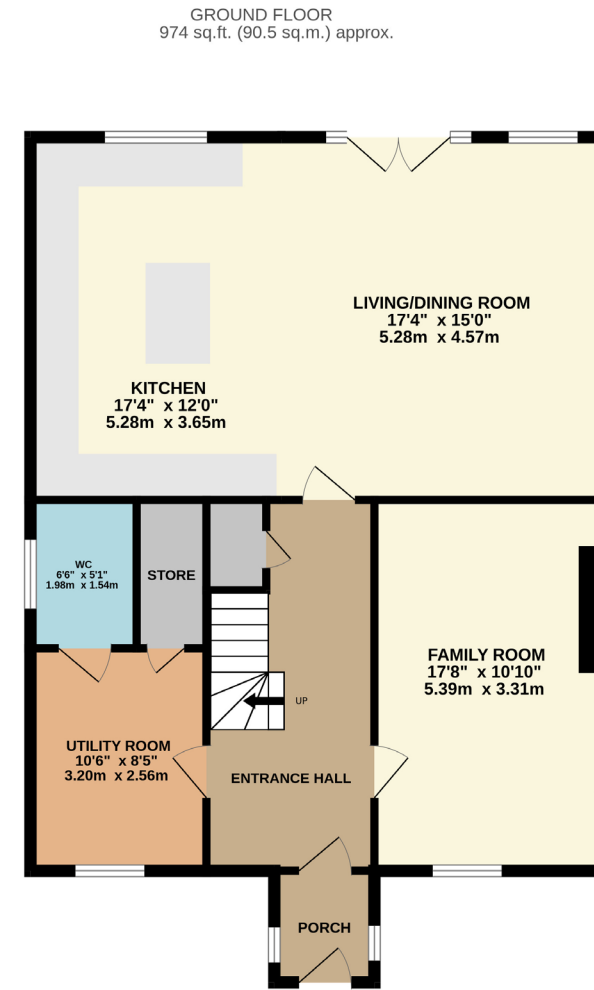
The property offers extremely well planned, spacious accommodation over three floors and has the benefits of fabulous views across its own paddocks.

The accommodation has the benefit of double glazing and central heating and comprises: Entrance porch, entrance hall with staircase to first floor, magnificent open plan living/dining/kitchen with beautifully appointed wall mounted cupboards, base units, large island unit and integrated appliances, along with double opening doors to the rear patio. There is also a family room, large utility room, ground floor cloakroom and storage.

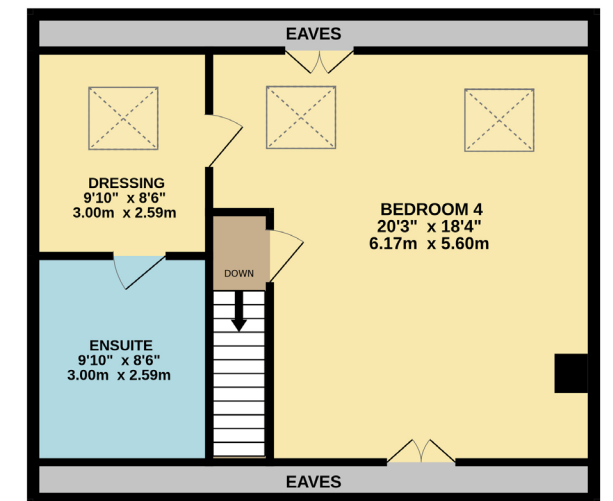
- 4 BEDROOMS**
- 2 RECEPTION ROOMS**
- 3 BATHROOMS**
- COUNCIL TAX: G**
- ENERGY RATING: B**
- TENURE: FREEHOLD**

To the first floor is a master bedroom with fabulous views over the paddocks and countryside, dressing room and en suite shower room, extremely large second bedroom with balcony overlooking the paddock, a further double bedroom and house bathroom.

To the second floor is a large bedroom, dressing room and en suite shower room.



2ND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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DIRECTIONS - HG5 9HR

From Harrogate take the Ripon Road (A61) and pass through Killinghall. At the first Ripley roundabout take the third exit onto the B6165, towards Knaresborough. Turn left onto New Road, towards Scotton, where the property is situated on the right hand side.



APPROXIMATE DISTANCES

Knaresborough Centre	3,000 metres
Railway Station	2,800 metres
Bus Route	160 metres
Harrogate	5 miles
Airport	17 miles

INSIDE

GROUND FLOOR

Entrance Porch	5'4" x 4'7"
Entrance Hall	17'2" x 6'9"
Living/Dining/Kitchen	27'4" x 17'4"
Kitchen	17'4" x 12'
Living/Dining Room	17'4" x 15'
Family Room	17'8 x 10'10"
Cloakroom with wc	6'6" x 5'1"
Store	6'6" x 2'10"
Utility Room	10'6" x 8'5"





FIRST FLOOR

Landing	
Bedroom One	13'10" x 12'2"
En-suite Dressing Room	6'5" x 5'7"
En-suite Shower Room	8'5" x 7'3"
Bedroom Two	17'3" x 14'6"
Bedroom Three	17'8" x 10'10"
Bathroom	8'5" x 7'2"



SECOND FLOOR

Bedroom Four	20'3" x 18'4" max
En-suite Dressing Room	9'10" x 8'6"
En-suite Shower Room	9'10" x 8'6"



OUTSIDE

The property is approached via a large pair of electric, wrought iron gates leading to an extensive gravelled driveway.

To the front of the property is a small woodland area with side pathways leading to the rear of the property where there is an enclosed, flagged patio and raised lawned garden.

The property also has approximately 2.16 acres of paddock grazing.