



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

SPECIFICATION - NEW HOUSE

Underfloor heating throughout the ground floor controlled via heatmiser
 Central heating to first floor
 Combi boiler
 Burglar alarm
 UPVC sliding sash windows



MIDSOMER HOUSE, NEW HOUSE & BARN NEW ROAD, SCOTTON

£1,750,000
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 fabulous opportunity to purchase two detached, family homes, a large barn and land extending to approximately 2.5 acres.

MIDSOMER HOUSE

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.

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.

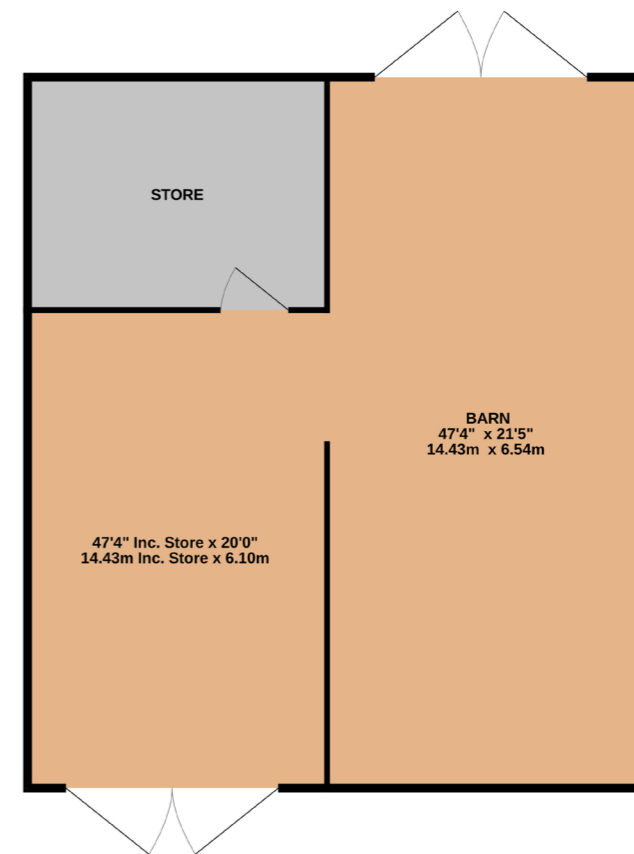
To the second floor is a large bedroom, dressing room and en suite shower room.

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.

GROUND FLOOR
1961 sq.ft. (182.2 sq.m.) approx.



TOTAL FLOOR AREA: 1961 sq.ft. (182.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropack 62024

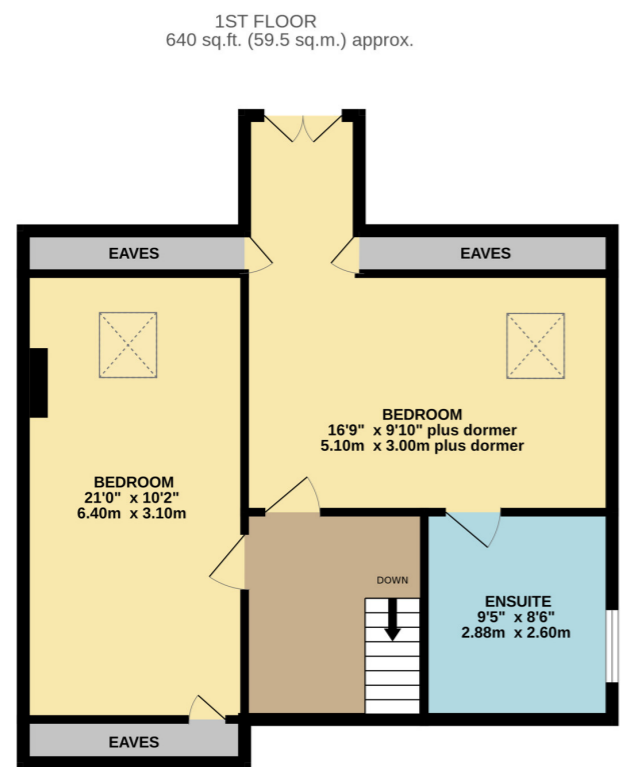
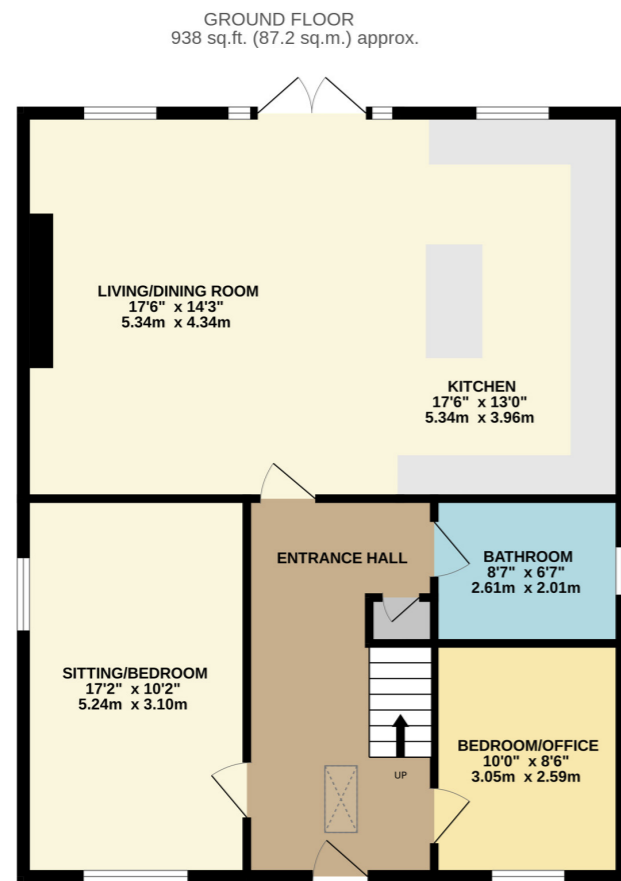


DIRECTIONS - HG5 9HR

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



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NEW HOUSE & BARN

A fabulous opportunity to purchase this stone built, detached property with gated entrance, having the benefit of an additional detached barn, ideal for conversion into a further dwelling - subject to the usual consents - and approximately 0.81 acres with a separate access.

The property is almost completed and offers great scope for the buyer to add their own personal, finishing touches.

The property has a fitted kitchen and a part fitted bathroom. We are informed by the vendor there is approximately £25,000 worth of finishing works prior to the building control sign off and, in total, approximately £50,000 to completely finish both inside and out, subject to specification.

The versatile ground floor accommodation currently comprises: A large welcoming entrance hall with full height, vaulted ceilings, superb open plan fitted kitchen with island, dining area and living area having stone fireplace with chimney for log burner, having double opening doors to the rear. There is also a bedroom, bedroom/office and a bathroom.

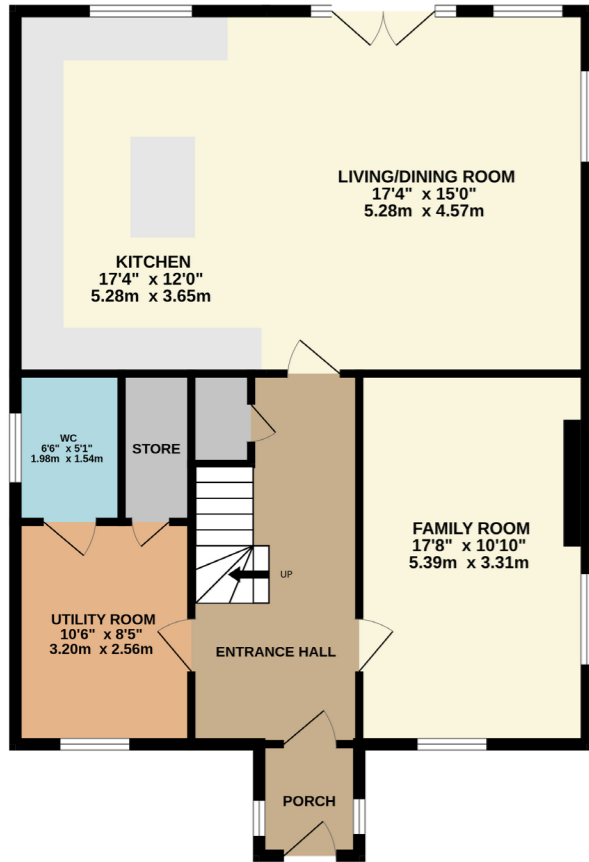
To the first floor is a large bedroom with walk-in dormer window and en suite bathroom and a further double bedroom.

The property is approached via a driveway, with a small woodland area to the front and garden areas to the front, rear and sides.

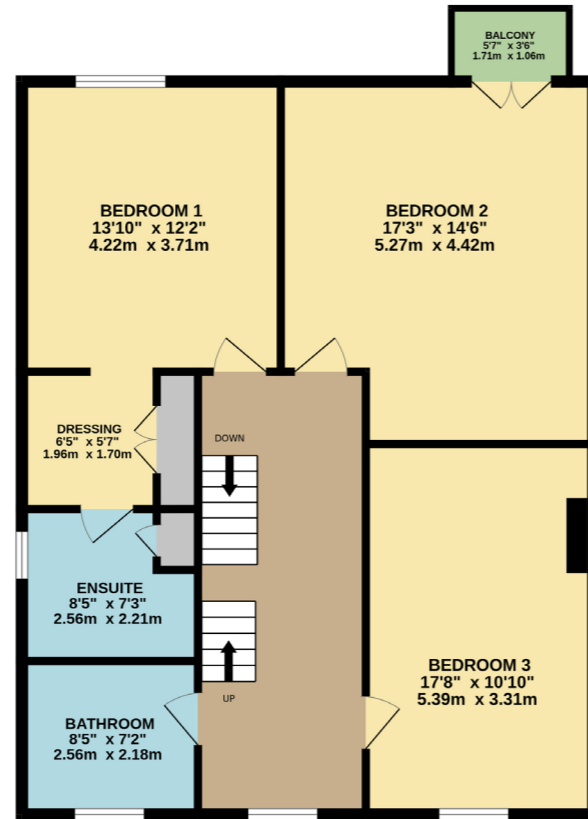
The detached barn is ideal for conversion - subject to the usual consents.

To the rear of the barn is a strip of land extending to approximately 0.81 acres.

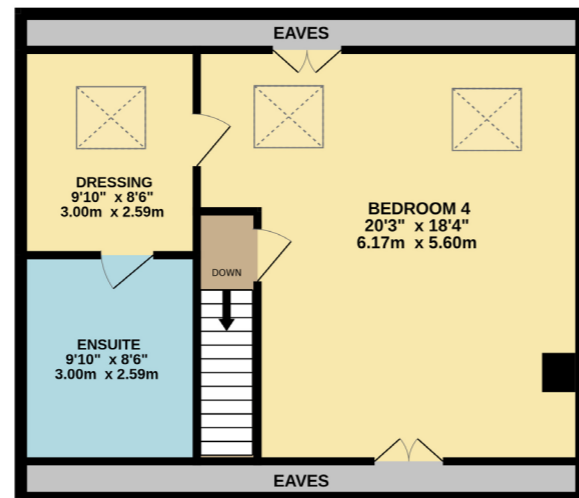
GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



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
Made with Metropix ©2024

