

LINGERFIELD FARM
MARKET FLAT LANE
SCOTTON
HG5 9JA



NICHOLLS
TYREMAN

LINGERFIELD FARM | MARKET FLAT LANE | SCOTTON | KNARESBOROUGH | HG5 9JA

A unique opportunity to purchase this breath-taking five bedroom farmhouse, set within approximately three and a half acres and situated within the heart of the North Yorkshire countryside whilst also being within touching distance of the picturesque town of Knaresborough and only a short drive from Harrogate, Boroughbridge and Ripon.

Reception Hall | Dining Kitchen | Dining Room/Drawing Room | Family Room | Garden Room | Home Office | Cloakroom/wc | Utility Area

Ground Floor Bedroom with En-Suite Bathroom | Main Bedroom with En-Suite Shower Room | Three Further Bedrooms | House Bathroom

3.5 Acres of Land | Gardens with Patio and Pond | Private Driveway With Extensive Parking | Triple Garage | Games Room/Office Space

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£1,200,000





Lingerfield Farm is offered with stunning period features, with parts of the house dating back to the early 1800's and modern fixtures and fittings, advanced energy sources provided by a ground source heat pump and solar panels.

The property briefly comprises; Reception hall with wc and stairs leading to the first floor. A spacious dining room/drawing room offers space for entertaining and relaxing with French doors leading outside for summer and a wood burning stove for the winter. There is a fabulous garden room with dual aspect views of the garden and French doors, opening to a further entertaining space which can also be used as a study area. A home office offers flexibility for those who now work from home either part time or full time and there is a double bedroom on the ground floor that has an en-suite bathroom comprising; shower over bath, wash basin and wc.

To complete the ground floor there is a spacious country style kitchen which offers a lovely handmade fitted kitchen in classic farmhouse style with a Rangemaster cooker and stone flagged floor. The space also extends to a further dining area and family room, offering another area to sit, with a log burning stove and double doors out into the garden. There is also a useful utility area with side entrance.

The first floor offers four double bedrooms, the main bedroom with dual aspect views of the property's land and an en-suite shower room. Another bedroom is offered with a useful toilet and wash basin. The house bathroom has a modern suite comprising; shower over bath, wash basin and wc.





Externally the accommodation continues as the property benefits from a fantastic triple sized garage offering a great space for storage and cars. Over the garage is a wonderful space that can be used for multiple purposes such as a games room, office space or hobby room and comes with a wc. This building at one time had permission to be converted into a two bedroom cottage and further planning for a garage to be built further down the garden. The planning for this lapsed in December 2024.

Lingerfield Farm is approached via a private driveway and is set back off the road. There is parking externally for several cars along with the garage.

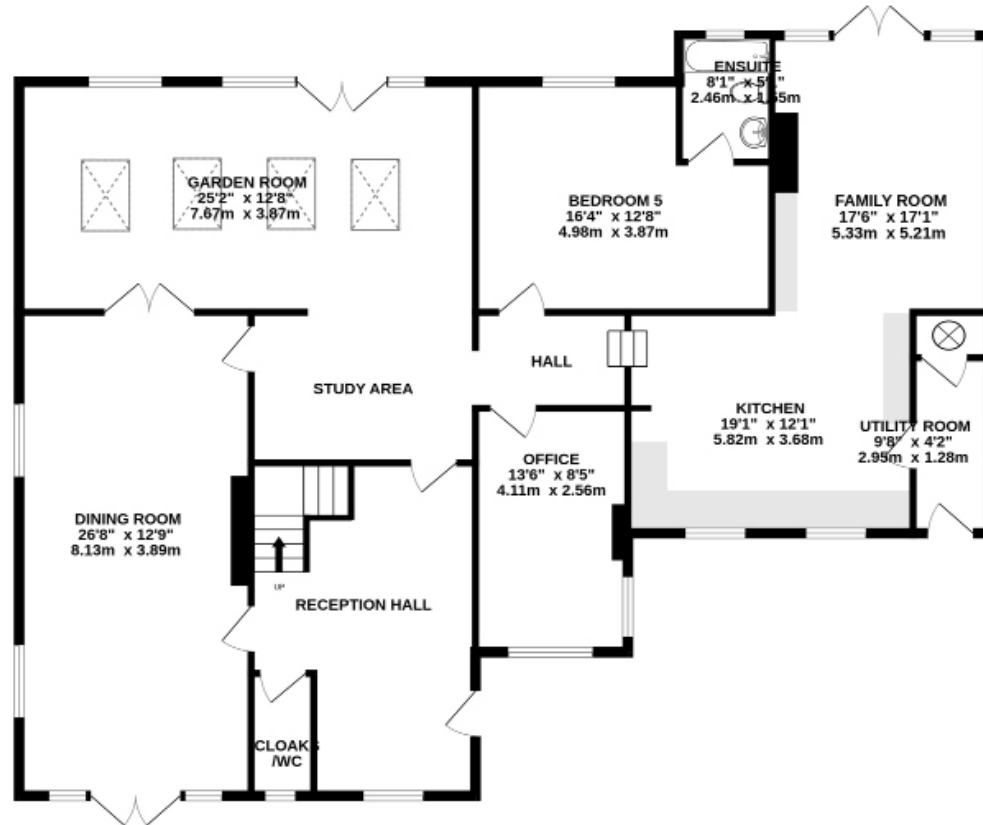
The land on offer with the house extends to approximately 3.5 acres and is accessed directly from the house.

The property also has a lovely, well kept garden area with a patio area for sitting out and a feature pond.



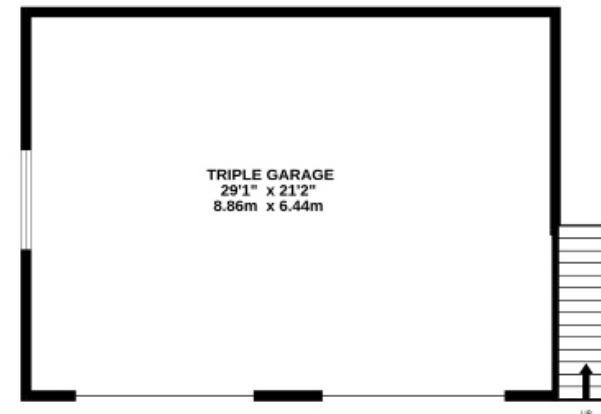
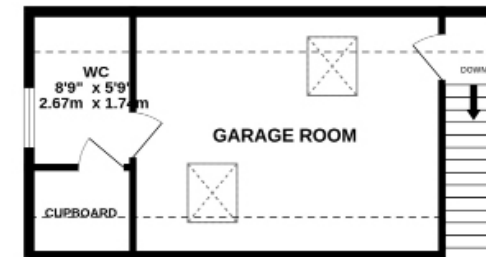
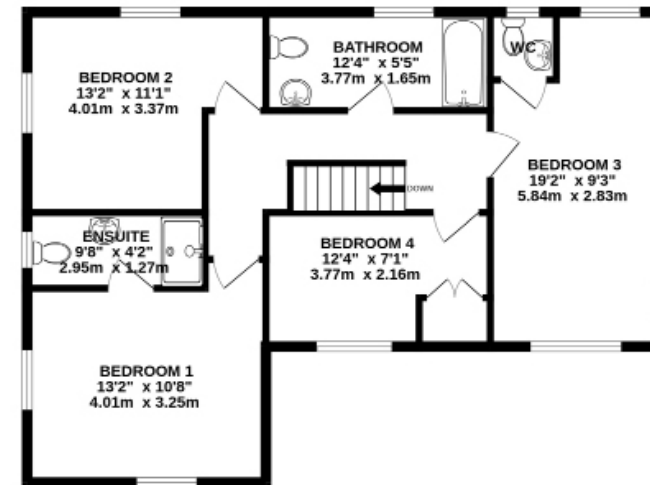


GROUND FLOOR



TOTAL FLOOR AREA : 3504sq.ft. (325.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR





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