



Grange Cottage, Moor Lane

£565,000 Guide Price



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A beautifully proportioned four/five-bedroom village home offering flexible accommodation extending over three floors, blending period character with modern family living, all set within a delightful enclosed walled garden in the heart of one of North Yorkshire's most sought-after villages.

Occupying a prominent position within the centre of Arkendale, Grange Cottage is a deceptively spacious family home that effortlessly combines charm, character and practicality. The property enjoys a wonderful balance of traditional features and contemporary living space, creating a home perfectly suited to modern family life.

Occupying the entire second floor is an exceptional principal suite, creating a peaceful retreat away from the main family accommodation. The spacious bedroom benefits from vaulted ceilings and an abundance of natural light, complemented by a stylish bathroom and a separate dressing room/home office, which could equally be utilised as a nursery or occasional bedroom depending on individual requirements.

Externally, the property continues to impress. To the front is ample off-street parking, whilst to the rear lies a generous enclosed garden enjoying an excellent degree of privacy. A substantial stone-flagged terrace provides the perfect setting for outdoor dining and entertaining, with a large lawned garden beyond offering plenty of space for children to play. Attractive brick and stone boundary walls create a wonderful sense of enclosure and character, rarely found in modern homes.

Arkendale remains one of the area's most desirable villages, surrounded by beautiful open countryside whilst offering excellent accessibility to Knaresborough, Harrogate, York and the A1(M). The village enjoys a thriving community atmosphere and provides an enviable balance between rural living and everyday convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: D



The accommodation extends to approximately 1,862 sq ft and opens via a welcoming entrance hall. To the front of the property is a generous sitting room, a warm and inviting space featuring exposed beams, an attractive brick fireplace and a wood-burning stove, creating a natural focal point for the room. A separate playroom provides valuable additional reception space and offers excellent flexibility as a family room, home office or hobbies room.

Undoubtedly the heart of the home is the impressive open-plan dining kitchen. Designed with family life and entertaining in mind, the kitchen is fitted with an extensive range of units centred around a breakfast island, whilst the dining area enjoys French doors opening directly onto the rear terrace and garden beyond. A practical utility room completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, all enjoying pleasant village views and offering versatile accommodation for families of all ages. The principal bedroom on this floor benefits from a comprehensive range of fitted wardrobes, whilst a contemporary house bathroom serves the remaining bedrooms.



