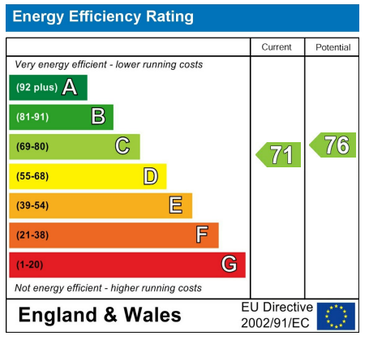
Floor Plan

Energy Performance Certificate



Directions

Proceed out of Knaresborough along the A6055 Boroughbridge Road, turn left into Scriven Road where the entrance, can be found on the left hand side by the mini roundabout.

Council Tax Band G Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£1,395,000

Beretun, 2 Park Corner Fold, Scriven, Knaresborough, North Yorkshire, HG5 9EF

5 Bedroom Barn Conversion - House

A stunning five bedroomed detached family home which has been beautifully extended and offers spacious living accommodation which is immaculately presented and benefitting with an amazing rear garden with open aspect onto Jacob Smith Park.

HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

This exceptional home combines modern comfort with impressive energy efficiency. An advanced air source heat pump provides underfloor heating throughout the ground floor, creating a warm and welcoming living environment, while radiators ensure comfort across the upper floors. Complemented by high-performance double glazing throughout, the property offers excellent thermal efficiency, helping to reduce energy costs while maintaining year-round comfort.

The living accommodation comprises; entrance hall with solid oak staircase, formal lounge with bespoke fitted storage units either side of the feature fireplace which houses the wood burning stove. An amazing open plan living kitchen with lounge area and a dining space with two sets of bi-folding doors which open out onto the south facing garden creating a great entertaining space. The kitchen includes granite worktops, integrated appliances which include Neff double ovens, microwave, warming draw, induction hob, dishwasher, double opening fridge freezer, hot water tap on the island which also has a breakfast bar with seating. From the dining area are double doors leading into the snug with bespoke hand made units and bookcases. There is a boot room with another entrance door and space for coats and shoes with built in storage, separate utility room, downstairs shower room and an integral door into one of the two single garages.

On the first floor the landing leads to the statement master bedroom with walk in dressing area and ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with built in wardrobes and ensuite shower room with walk in shower, w/c and hand basin. Fifth double bedroom which is currently used as a gym and a modern house bathroom with shower over the bath, w/c and hand basin.

On the second floor there is the landing leads to the third and fourth double bedrooms both with fitted wardrobes and serviced by a shower room with walk in shower, w/c and hand basin. There is a media cupboard on the landing which houses all the networking for the internet and TV system.

Outside

Outside to the front of the property is a block paved driveway offering off street parking for multiple vehicles and leads to the two single garages with power and lighting and there is a EV charging point. A path leads to the stunning back garden which has a large south facing patio area, with Oak framed Gazebo with a Grillo outdoor kitchen set up (available by separate negotiation) which has barbecue, pizza oven, sink with hot and cold water, power and beer/wine fridge creating the perfect seating and entertaining area. The large lawn area offers a great space for children to play with a sunken trampoline, wild flower area, well stocked flower beds which have been landscaped and mature hedges creating privacy and an amazing open aspect with views towards Jacobs Smith Park.

Surrounding Area

Benefitting from a superb location in the ever popular village of Scriven, just off the village Green, there are countryside walks on your doorstep including in Jacob Smith Park. Located within close proximity of Knaresborough's market town centre with a wide range of amenities, restaurants, bars, superb Primary schooling options and King James secondary school. There are good transport links via bus to Harrogate and also train services to Harrogate, Leeds, York and London. Additionally there is easy access to A1M for commuters and with Leeds Bradford International airport