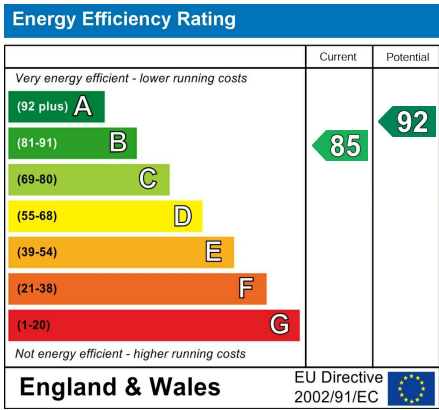


Floor Plan



Energy Performance Certificate



Directions

Proceed from Knaresborough on the B1615 (Ripley Road) Turn right into New Road. Continue along where the property is found on your left hand side, clearly marked by a Hopkinsons for sale board.

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.



£850,000

Heather House, New Road, Scotton, HG5 9HR 4 Bedroom House - Detached

A beautifully presented detached family home with farmland views to the rear located in a quiet cul de sac in a sought after village located between Knaresborough and Ripley. No chain involved.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

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Description

The Property
Since Hopkinson's opened in 2009, we have never seen a higher-specification new home.

Bought by our clients and finished to their own exacting standards, the property offers many tasteful upgraded expensive features. Heather House forms one of the most prestigious plots on the West Winds development off New Road set at the rear with beautiful far reaching views over farmland and beyond.

Outside there is an EV charging point, 3 water taps and private parking with planning for a large garage. Inside this beautiful and stylish home, there is underfloor heating, upgraded stylish bathrooms with full porcelain tiling, a stunning breakfast kitchen with quartz worktops and mood lighting.

The accommodation comprises to the ground floor: A central deep reception hall which is inviting with Italian porcelain tiling running throughout the whole of the ground floor. There is a feature oak and glazed staircase with automatic sensor movement lighting. Additionally, there is a fitted cloak cupboard and under-stairs storage. Guest toilet with sensor lighting and full Italian porcelain tiling and LED mirror.

A main feature of Heather House is the stunning open-plan living space to the rear, which offers generous sitting and dining areas with large picture windows and glazed doors that open out to the rear garden, which enjoys far-reaching views over open countryside. There is a bespoke Masterclass kitchen that was fitted by Knaresborough Kitchens. There are bevelled quartz worktops and splashbacks incorporating a breakfast bar and a full range of NEFF appliances, including an induction hob, extractor fan, double oven, microwave and dishwasher. In addition, there are skylights and underfloor heating. The American fridge freezer and LG TV in the kitchen and lounge are available by separate negotiation.

A smart utility room stands adjacent with quartz worktops, fitted storage cupboards, a sink unit and our clients have fitted brand-new Miele appliances that include a washing machine and washer dryer that are also available by separate negotiation. The utility room features electric underfloor heating and a side access door.

To the front of the property, there is a versatile snug that is a second reception room that offers windows to 2 sides and could potentially be used as a ground-floor fourth bedroom if required. Additionally, there is a study that overlooks the front garden, which is a nice separate, quiet workspace. A stylish return staircase with inbuilt movement detection lighting leads to the first floor, where there is an Italian porcelain tiled floor throughout.

A beautiful Master bedroom suite features glazed doors that lead out onto a private covered sun terrace, ideal for taking morning coffee and enjoying stunning panoramic views over farmland! There is a fully tiled wet room with toilet, vanity wash basin and walk-in shower with Italian tile walls and electric underfloor heating with a central heated towel rail. Additionally, there is a stylish wall cabinet with an LED mirror. The LG TV is also available by separate negotiation.

There are two further spacious double bedrooms and a luxury fully tiled bathroom with Italian porcelain tiling. There is a vanity unit with a wash basin, a stylish bath with a shower over, electric underfloor heating, a heated towel rail and a wall-mounted cabinet with LED mirror and shaver socket. If you're looking for an energy-efficient home with gas-fired central heating, underfloor heating and 4-zone Wi-Fi-enabled thermostats, this property is the one for you. There is electric underfloor heating in the bathrooms and the utility room. The property has anthracite triple-column radiators, and an alarm. The property was completed October 2023 and has the benefit of the remainder of a 10-year builder's warranty.

Outside
Outside to the front is a lawned garden and a private gravel parking area for a number of cars. At the rear, there is a lawned garden which is enclosed and features uninterrupted far-reaching countryside views. There is a patio providing a pleasant entertaining area. There is planning permission granted for the erection of a large garage. The property also benefits from a Ring door bell with 3 Ring security cameras.

Surrounding Area
Scotton is a very popular village located between Knaresborough and Ripley. A short walk away, there is a very popular public house which serves excellent food. From the village, there are beautiful riverside walks through to both Ripley and Knaresborough. There are good road and rail connections connecting the traveller and commuter through to Ripon, Leeds and from the train at nearby Knaresborough, a connection to York, Leeds and London.

