



West Garth Main Street, Scotton

£325,000 Offers Over



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A charming and extended three-bedroom semi detached house occupying a rare and generous plot with ample parking, lawned gardens and a detached double garage, situated in the heart of this sought-after village, surrounded by beautiful open countryside and within easy reach of Knaresborough, offering rail links to Harrogate, York and Leeds.

Externally, the property stands on a generous and highly desirable plot, a rare find within the heart of the village. A large driveway provides extensive off-street parking and leads to a detached double garage, which offers excellent potential for conversion (subject to the necessary consents). The well-maintained gardens are predominantly laid to lawn, offering superb outdoor space and scope for further enhancement. Enjoying a delightful setting, the property is surrounded by open countryside, affording a wonderful sense of space, privacy and rural charm.

The property is situated in the heart of the desirable village, which has an award-winning pub, local sports facilities and is convenient for Harrogate and Knaresborough, which was excellent transport links to the rest of the country, including London. Offered for sale with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

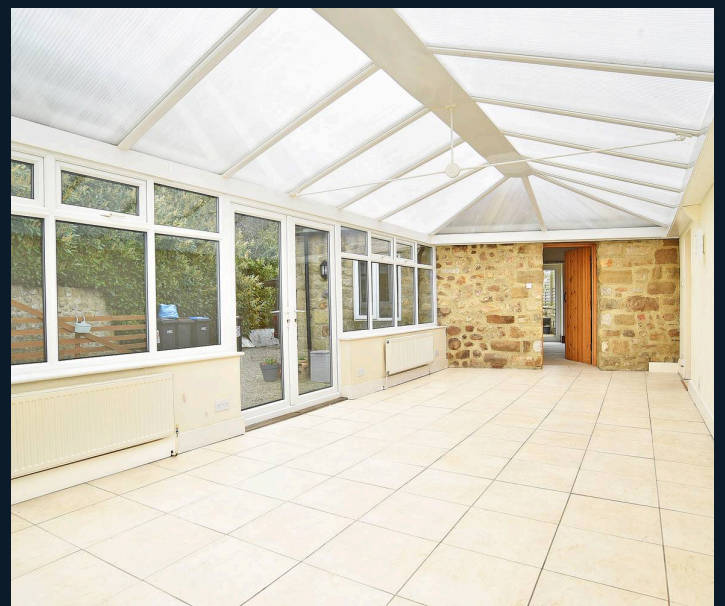
EPC Environmental Impact Rating: D



The spacious and flexible accommodation is well presented throughout. A delightful and well-proportioned sitting room is centred around a characterful wood-burning stove set within an attractive recessed fireplace with timber mantel, creating a warm and inviting space for relaxation. A generous and well-equipped dining kitchen forms the heart of the home, featuring an extensive range of fitted units, integrated appliances and ample work surfaces. Flooded with natural light, the space comfortably accommodates dining and provides an ideal setting for both relaxed family living and entertaining.

A superb and particularly spacious garden room/conservatory creates an impressive additional reception area, filled with natural light and enjoying a pleasant outlook. This versatile space seamlessly connects the main house to a beautifully converted barn, offering excellent flexibility as further living accommodation, a bedroom, home office or guest suite. A well-appointed ground floor bathroom, featuring both bath and separate shower, adds further convenience and practicality.

To the first floor, a light and airy landing leads to two generous double bedrooms, both enjoying a pleasant outlook and excellent natural light, together with a modern shower room fitted with a stylish contemporary suite.





Total Area: 194.5 m² ... 2094 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

