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HEATHER HOUSE, NEW ROAD, SCOTTON, KNARESBOROUGH, HG5 9HR

OFFERS OVER £875,000



# HEATHER HOUSE, NEW ROAD, SCOTTON

*Knaresborough, HG5 9HR*

**A STUNNING MODERN HOME | FOUR BEDROOMS | BEAUTIFUL GARDENS WITH VIEWS | HIGH-SPEC FINISH THROUGHOUT | PLANNING PERMISSION FOR GARAGE**

This superb detached home forms part of West Winds, an exclusive development of just four luxury homes in the highly desirable North Yorkshire village of Scotton. Built by renowned local developer Ashfield Homes and completed just two years ago, Heather House has been significantly upgraded by the current owners and now offers a rare combination of elegant design, contemporary living, and high-specification finishes throughout.

The property enjoys an enviable position with panoramic countryside views, a generous garden, and parking with EV charging point. Inside, the home offers flexible and stylish living space, underfloor heating, upgraded bathrooms, bespoke kitchen with quartz finishes, and mood lighting. Scotton itself offers the charm of village life with excellent access to nearby towns such as Harrogate and Ripon, making it the perfect base for both peaceful living and daily convenience. Offered for sale with no onward chain.



Living Kitchen · Utility Room · Cloakroom · Snug/Bedroom 4 · Study

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · EV Charging Point · Garden With Uninterrupted Views













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

With Italian porcelain tiled flooring that continues throughout the ground floor. Oak and glass staircase with automatic feature lighting. Fitted cloaks cupboard and under-stairs storage.

### LIVING KITCHEN

A stunning open-plan living space with generous sitting and dining areas. Windows and glazed doors open onto the garden and enjoy far-reaching views over open countryside. Bespoke Masterclass kitchen with quartz worktops and splashbacks, breakfast bar, and a full range of Neff appliances including induction hob, double oven, microwave, and dishwasher. Skylight windows and under-floor heating.

### UTILITY ROOM

With quartz worktop, fitted cupboards, sink, and space/plumbing for 2 washing machines, so can be used for any combination of washer, washer/dryer or tumble dryer. Side access door. Electric underfloor heating.

### SNUG

A light and versatile second reception room with windows to two sides. Potential to be used as a fourth bedroom if required.

### STUDY

A separate and quiet workspace, ideal for home working.

### CLOAKROOM

Fitted with WC, vanity washbasin, Italian tiled walls, LED mirror and heated towel rail.

### FIRST FLOOR

Italian porcelain flooring throughout.

### BEDROOM 1

A generous double bedroom with glazed doors leading to a private sun terrace, offering an outdoor seating area and stunning panoramic views.

### EN-SUITE 1

A stylish wet room with WC, vanity unit washbasin, and walk-in shower. Italian tiled walls and floor with electric under-floor heating and heated towel rail. Wall cabinet with LED mirror.

### BEDROOM 2

A further spacious double bedroom.

### BEDROOM 3

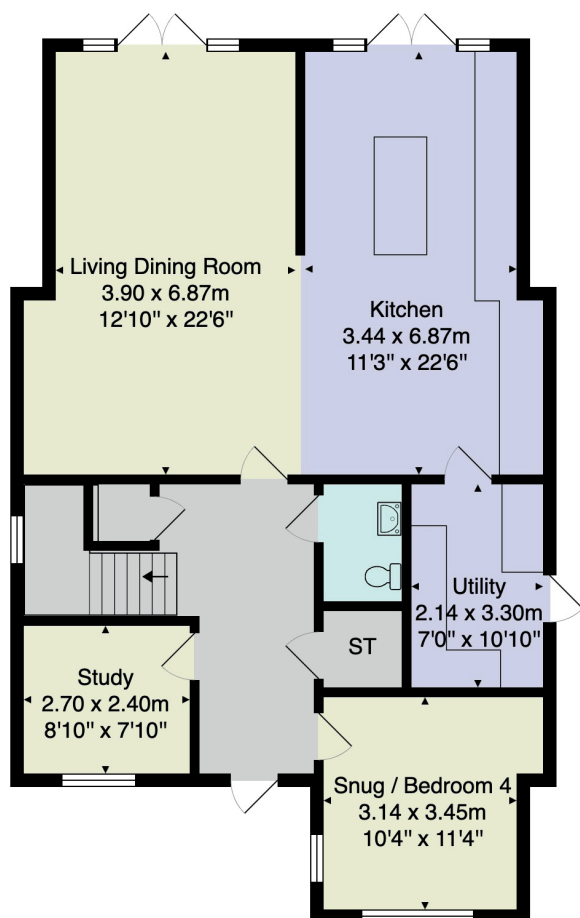
A third double bedroom, ideal for family or guests.

### BATHROOM

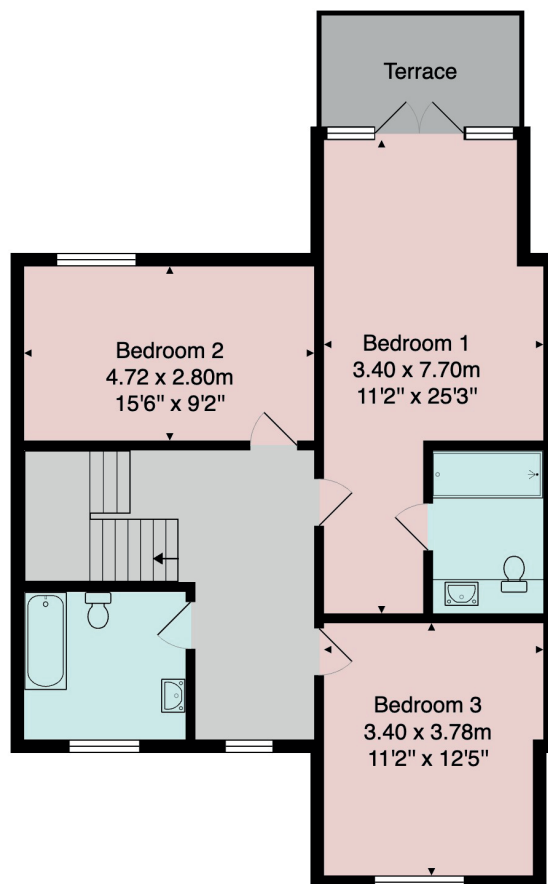
Modern white suite with WC, vanity unit washbasin, and bath with shower over. Fully Italian tiled walls and floor with electric under-floor heating and heated towel rail. Wall cabinet with LED mirror.



# FLOOR PLAN



Ground Floor



First Floor

Total Area: 181.2 m<sup>2</sup> ... 1950 ft<sup>2</sup> (excluding terrace)

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.

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## Outside

A driveway provides off-street parking and includes an electric vehicle charging point. The rear garden is laid mainly to lawn with a patio area ideal for outdoor entertaining, and enjoys uninterrupted countryside views. Planning permission has been granted for the erection of a large garage.

## Agent's Notes

The property was completed two years ago and benefits from the remainder of a 10-year builder's warranty.

Planning permission granted for detached garage.

Energy-efficient home with gas central heating, underfloor heating, and four-zone Wi-Fi-enabled thermostats.

Electric underfloor heating to bathrooms and utility room.

Anthraxite triple-column radiators in remaining rooms.

External CCTV and security alarm system.

Bespoke kitchen and upgraded sanitaryware throughout.

Italian porcelain tiled flooring throughout the house.

Some of the rooms benefit from motion lightening.

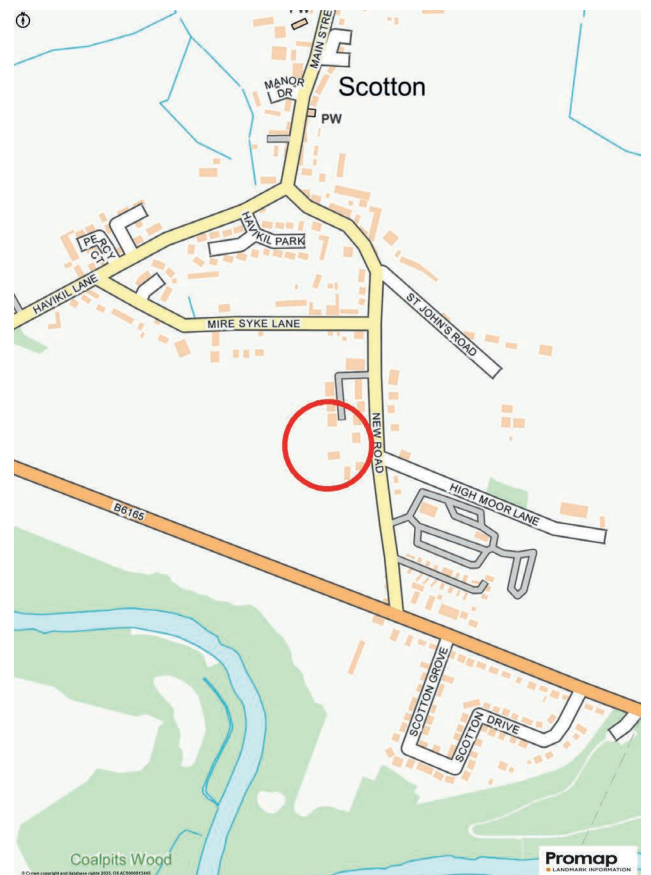
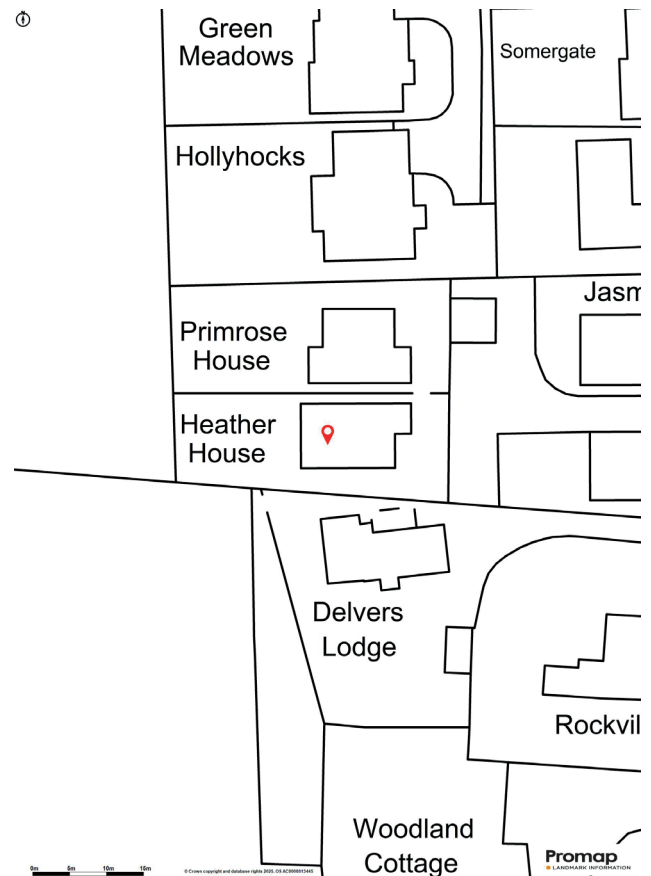
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	85	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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