



The Bothy, Coneythorpe, Knaresborough, North Yorkshire, HG5 0SA

A stunning four bedroom barn conversion revealing beautifully appointed and characterful interiors together with off street parking and garage, situated on the edge of this highly regarded village.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk

dacres.co.uk





The Bothy, Coneythorpe, Knaresborough, North Yorkshire,

Knaresborough 3 miles, York 15 miles, Leeds 20 miles (all distances approximate)

Guide Price: £750,000

- Barn conversion with flexible living accommodation
- Beautifully appointed and characterful interiors
- Modern dining kitchen and separate utility
- Three reception rooms
- Four double bedrooms
- Two luxury bathrooms
- Off street parking and single garage
- Enclosed courtyard gardens



General remarks

The sale of The Bothy represents an increasingly rare opportunity to acquire a unique barn conversion, situated on the edge of this most sought after village.

The property offers beautifully appointed and deceptively spacious accommodation and with oil central heating briefly comprises; reception hall with staircase to the first floor, which opens into the lounge, having French doors to the rear and an attractive log burning stove. There is a large dining room with exposed ceiling timbers and this opens through to a contemporary breakfast kitchen which comprises a range of wall and base units with granite working surfaces and splashbacks over and matching central island unit. There is a Quooker hot water tap, a Falcon by Aga range style double oven with five ring electric hob and extractor over, integrated dishwasher, integrated American style fridge/freezer, a useful understairs storage cupboard and a separate utility room. There is also a ground floor study (this was previously a shower room and could be converted back should any prospective buyer wish).

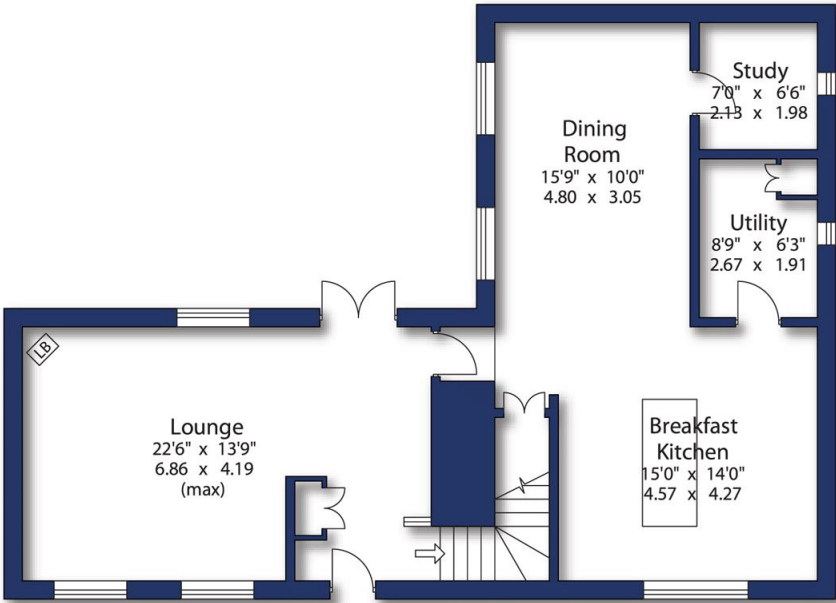
A staircase leads to the first floor landing with part vaulted ceiling and ceiling beams. The principal bedroom has Velux windows to both the front and rear, useful eaves storage and a luxury en-suite bathroom comprising a large free-standing slipper bath, walk-in shower and twin wash hand basins. The second bedroom has a vaulted ceiling with feature exposed ceiling timbers and there are two further bedrooms, both with part vaulted ceiling and mezzanine

storage areas. There is a house bathroom which comprises a contemporary bath with rainfall shower over the bath.

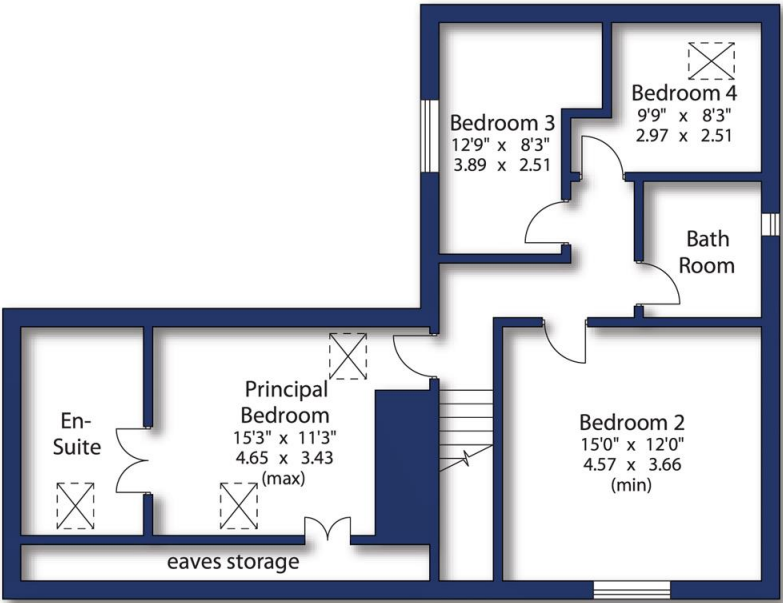
Outside, to the front of the property a gravelled driveway provides off street parking for two cars and there is also a single garage. A further feature are the attractive front and rear gardens. The front is laid predominantly to lawn with large terrace and to the rear there is a further enclosed decked courtyard garden which is south-facing and will be ideal for those entertaining.

The property is situated on the edge of this highly regarded village and is ideally placed for the commuter being within easy reach of the A1(M) which gives direct access to Yorkshire's commercial centres and further afield. The property is also well-located for access to York and to the nearby market town of Knaresborough and the Spa town of Harrogate.

Floorplans

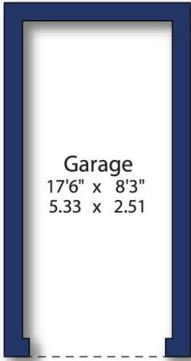


Ground Floor



First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 C

76 C





Contact us



01423 864126



knaresborough@dacres.co.uk

Directions

Proceed out of Knaresborough on the York Road heading towards the A1. Turn left at the signpost to Flaxby and Coneythorpe. Upon entering Flaxby, bear left at the small green into Shortsill Lane and continue along this road until you enter the village of Coneythorpe. Proceed past The Green and through the village. As the road bears round to the left, turn immediately right into Clareton Lane where the property can be found further along on the right hand side.

What3Words geek.insulated.discussed

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains water and electricity. Central heating is by oil fired boiler. Drainage via a joint septic tank. Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KNA260114