



Manor House, Manor Farm, Main Street, Scotton, HG5 9HS

A beautifully appointed and characterful Grade II listed, four bedroom property, retaining exceptional charm throughout together with private landscaped gardens, off street parking and garage situated within this highly regarded village.

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Harrogate 6 miles, York 19.5 miles, Leeds 28 miles (all distances approximate)

Guide Price: £595,000

- Highly sought after village
- Beautifully appointed throughout
- Exceptional charm and character
- Open plan sitting/dining area with inglenook fireplace
- Refitted dining kitchen with integrated appliances
- Separate study



General remarks

Manor House represents a rare opportunity to acquire a delightful characterful property of exceptional charm and is situated within this highly regarded village.

We understand that the property was a former Farmhouse from circa 16th century and was converted around 2000. Viewing is strongly recommended to fully appreciate the delightful interiors with many beamed ceilings and walls yet has been sympathetically refurbished to combine all the luxuries of 21st century living. The property is attached to the neighbouring cottage.

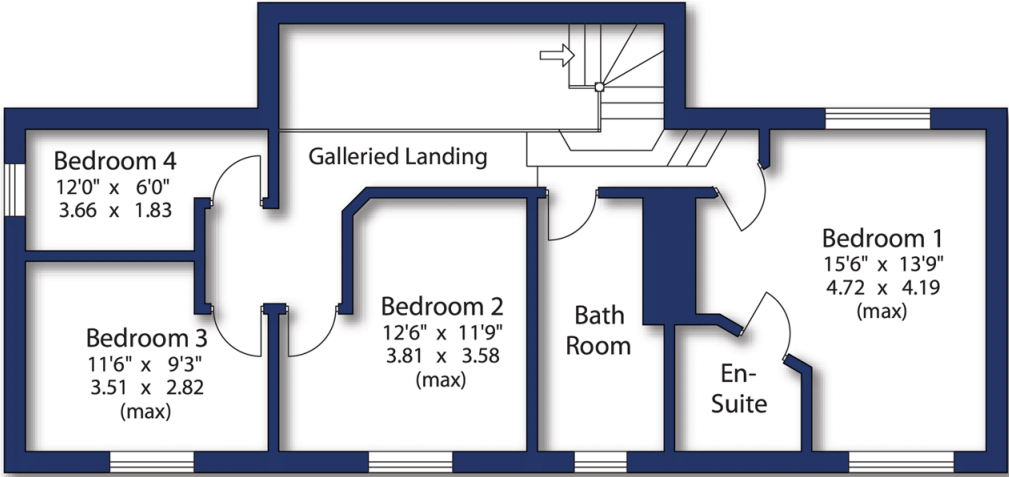
This Grade II listed property has gas central heating, double glazing and briefly comprises reception hall with guest cloakroom. There is a superb open plan living area with sitting room opening out to a well-proportioned dining area and a delightful walk-in inglenook fireplace, it is a through room which allows light in and views over the attractive cottage gardens to both of the front and rear. There is a further reception room currently being used as an office. A dining kitchen has been refitted and comprises a range of matching wall and base units with working surfaces and tile splashbacks over, again it is a most attractive through room with delightful timbered ceiling. Integrated appliances include a fridge, freezer, washing machine and slimline dishwasher, there is also an oven and combination microwave together with a four-ring ceramic hob, a stable door leads onto the rear garden.

A staircase leads to a most attractive first floor galleried landing. The principal bedroom has an en suite shower room. There are three further bedrooms, one currently being used as a dressing room, which are serviced by a house bathroom which comprises a matching white three-piece bath suite with shower over the bath.

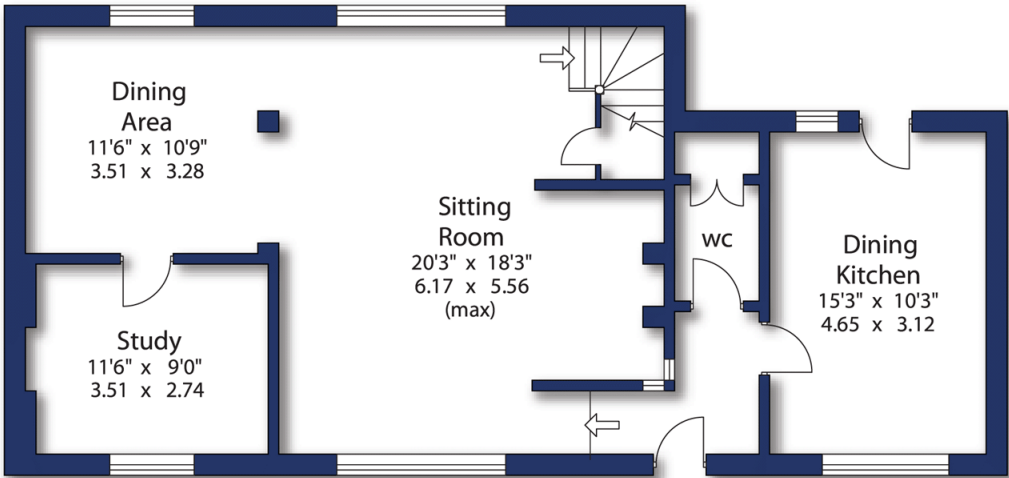
Outside there is the most attractive cottage style front garden which has been designed with many specimen and flowering trees and shrubs and sets the property well back from the road. Double opening gates leads onto a brick paved driveway, which provides off street parking and leads to a double garage with electric lights and power installed, measuring 18'0 x 17'6. A further feature of the property is the landscaped rear garden which would be ideal for those entertaining. There are small lawned garden areas, deep flowerbed borders and central pond (which has currently been drained).

Scotton is a highly regarded village with a popular public house/restaurant and is situated close to the historic market town of Knaresborough which is served by extensive shops, schools for all ages and transport services including a railway station with mainline links. The southern bypass is convenient and the A1M provides easy access to the commercial centres of North and West Yorkshire.

Floorplans



First Floor



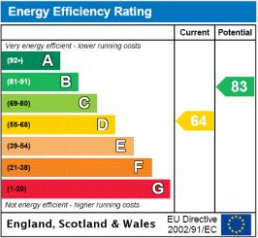
Ground Floor

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Directions

Proceed out of Knaresborough on the B6165 Ripley Road turning right into New Road towards Scotton, the property can be found further along on your right-hand side, clearly marked by our For Sale board.

What3Words prosper.cemented.chess

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Ample off-street parking and double garage
- Grade II listed property

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](https://www.gov.uk/check-for-flooding-in-england)

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.

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