



Guide Price £450,000

- Secluded private location
- Highly sought after village
- Lounge with attractive log burner
- Refitted dining kitchen and separate utility
- Three bedrooms and two bath / shower rooms
- Private garden
- Off street parking for two cars

Spring Cottage, Shaw Lane, Farnham, Knaresborough, HG5 9JE

A beautifully appointed and deceptively spacious three bedroom cottage enjoying an elevated aspect with private gardens and parking, situated within a secluded location within this highly regarded village.

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Knaresborough 2.5 miles, York 19 miles, Leeds 20 miles (all distances approximate)

General remarks

Spring Cottage is situated within a secluded location in this highly regarded village. It offers beautifully appointed and characterful interiors and viewing is highly recommended. With oil central

heating, the property briefly comprises covered entrance leading through to a spacious lounge with attractive log burning stove and views over the garden. There is a central staircase and the kitchen has been fitted with a comprehensive range of matching wall and base units. There is a double oven, four ring induction hob with extractor canopy over and space for further appliances. There is a large understairs storage cupboard/larder and beyond a utility with door to the rear.

To the first floor there are two bedrooms, the guest bedroom enjoying a pleasant, elevated aspect to the front. The house bathroom comprises a matching white three piece bath suite with shower over the bath. To the second floor is a delightful principal bedroom, again enjoying a pleasant, elevated aspect and there is an en-suite shower room. Across the landing there is a walk-in wardrobe and access to eaves storage.

Outside, to the front of the property there is a stone terrace leading on to a lawned garden with further terrace beyond which is enclosed and offers a high degree of privacy. To the rear of the property there is an off-street parking space with double opening gates leading to a further gravelled parking space and patio area.

The property is situated in a picturesque location within this highly sought after village, combining the advantages of an attractive setting with ease of access to Knaresborough's historic market town where there are numerous shops, schools for all age groups and a railway station with mainline links. The southern bypass is also convenient with the A1(M) providing easy access to the commercial centres of North and West Yorkshire.

Directions

Proceed out of Knaresborough on the Boroughbridge Road turning left towards Farnham. At the T junction turn left and follow the road turning right on to Shaw Lane, where the property will be found towards the top of the hill on the right-hand side.

what3words bands.degrading.tumblers

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Central heating is via an oil fired boiler. There is no gas to the village.
- Off street parking for two cars

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.

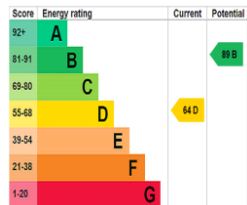
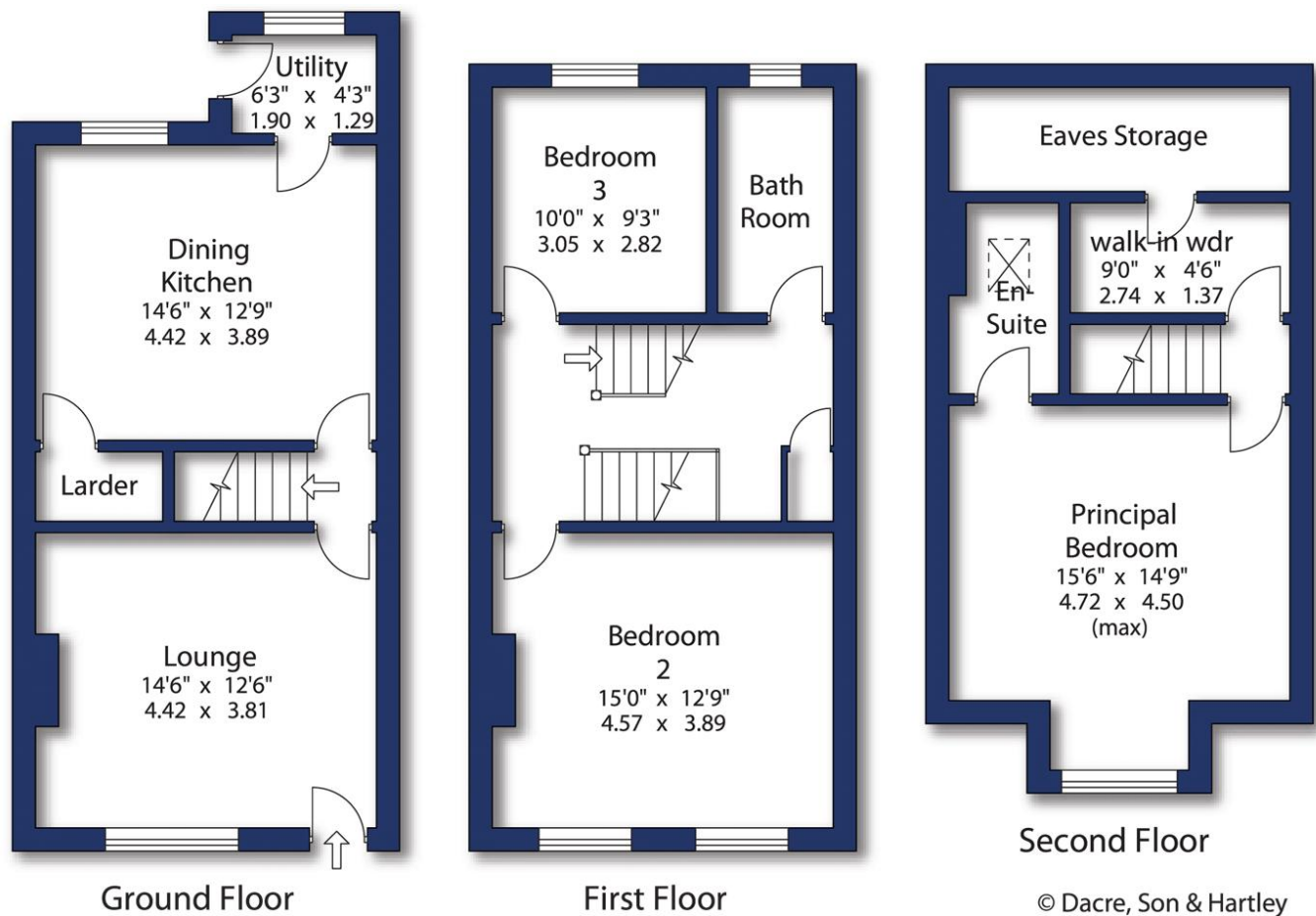
Referral fees

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.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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