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OVER 200 YEARS OF YORKSHIRE PROPERTY



Farnham Grange, Main Street, Farnham, Knaresborough, HG5 9JE

An impressive village residence offering flexible living accommodation and excellent further potential, subject to all the usual consents, together with attractive private garden, ample parking and large detached outbuilding / garage, situated within the heart of this highly regarded village.

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Knaresborough 2 miles, Harrogate 4 miles, York 17 miles (all distances approximate)

Guide Price: £1,000,000

- Highly regarded village
- Characterful and flexible living accommodation
- Five / six bedrooms and three bath / shower rooms
- Five reception rooms
- Dining kitchen and separate utility
- Delightful private garden
- Ample off-street parking
- Large detached outbuilding / garage







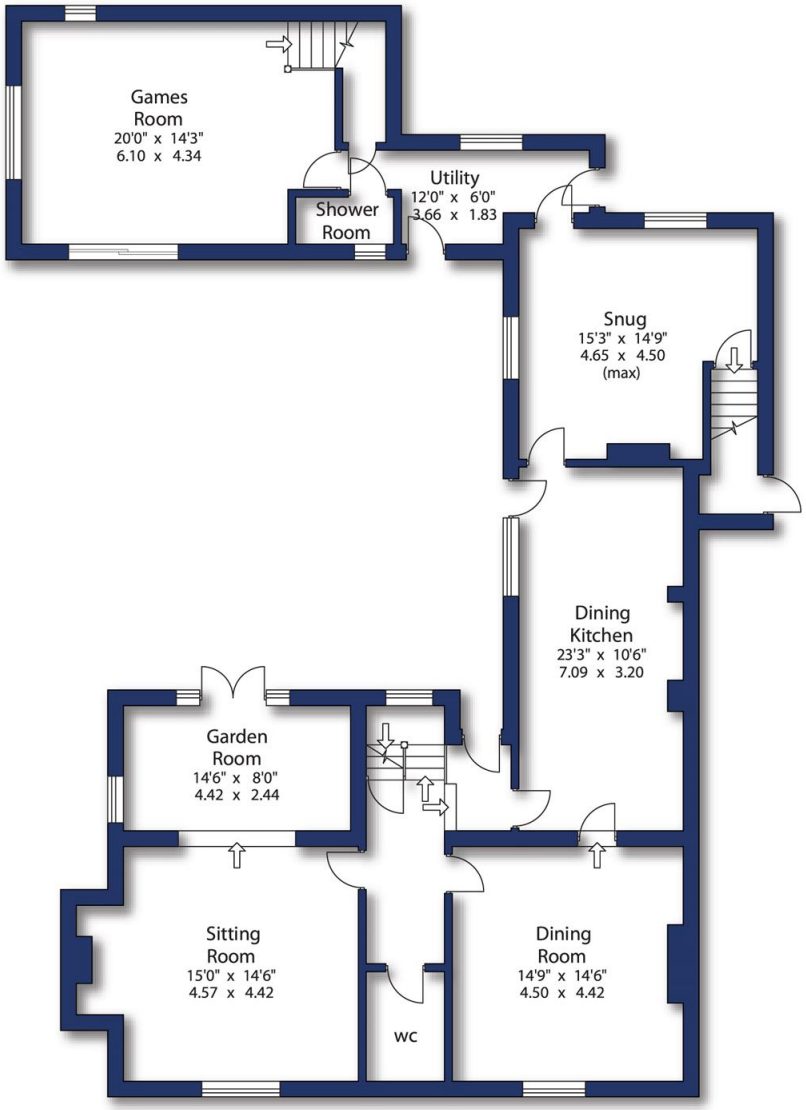
General remarks

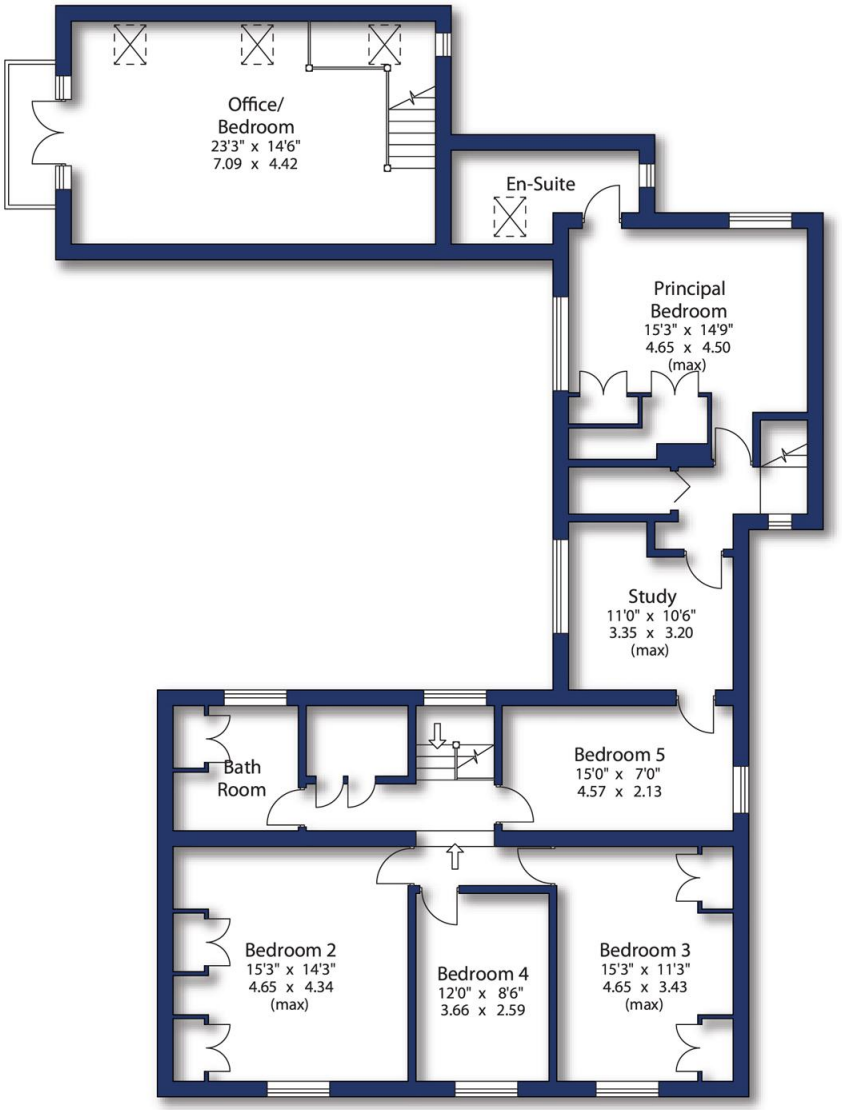
Farnham Grange represents an increasingly rare opportunity to acquire a most attractive period village residence with later extensions, set around a delightful private courtyard and situated within the heart of this highly regarded village. The property briefly comprises a covered entrance with entrance door leading to a split-level reception hall, with guest cloakroom and a staircase to the first floor and also the lower ground floor. The sitting room has feature exposed ceiling timbers and an inglenook fireplace with wood burning stove. Steps lead down into the garden room with double doors leading out to the courtyard. The dining room has exposed ceiling timbers and feature stone fireplace with living flame gas fire. The dining kitchen comprises a comprehensive range of bespoke fitted matching pine wall and base units. Beyond is the snug with delightful oak panelling to two walls, a feature contemporary living flame gas fire and a secondary staircase to the first floor. There is a separate utility room and ground floor shower room. A large games room completes the ground floor accommodation where there is a third staircase to the room above and sliding patio doors to the courtyard. This wing of the property offers great potential to create a self-contained annexe, subject to the necessary consents. From the reception hall, a staircase leads to the lower ground floor where there is a small cellar. A return staircase leads to a split level first floor landing with two linen cupboards. The guest bedroom has a comprehensive range of built-in pine wardrobes. There is a third double bedroom with exposed ceiling timber, feature three quarter oak panelled wall to one side. There is a smaller fourth double bedroom and bedroom five has an interlinking door to the office / study which takes full advantage of the views over the delightful private garden. There is also the house bathroom. From the snug a staircase leads to a second first floor landing with deep linen cupboard, access to the study which links with bedroom five, and also access to the principal bedroom with walk-in wardrobe and an en-suite bathroom. From the games room a third staircase leads to a large office / bedroom with vaulted ceiling and double doors to a balcony which has a delightful private aspect over the garden.

Outside, the property is approached via a five-bar gate and a sweeping driveway which leads to the front of the property where there is a large parking and turning area. An attractive stone built detached outbuilding (30'6 x 18' 9), which has been used as a garage, with electric light and power installed, and could incorporate a workshop. The principal garden is laid to the front and is predominantly to lawn and offers an excellent degree of privacy and there is also a well. A gravelled pathway leads around the side and a further pathway to the rear where there is a covered log store, the oil tank for the oil-fired central heating and external storage under the stairs.

The property is situated in a picturesque location within the heart of 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.

Floorplans



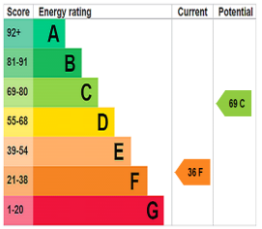


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Contact us

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Directions

Proceed out of Knaresborough on the Boroughbridge Road, turning left towards Farnham. At the T junction turn left and follow the road round turning left into Farnham Grange.

What3Words footpath.fortress.backyards

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently H

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Central heating is via an oil fired boiler. There is no gas to the village.
- Ample driveway parking
- The property is in a Conservation Area

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: KNA260292