



VERITY
FREARSON

ORCHARD CROFT, 15 CRAG LANE, KNARESBOROUGH, HG5 8EE

OFFERS OVER £1,000,000

ORCHARD CROFT, 15 CRAG LANE

Knarborough, HG5 8EE

A fantastic opportunity to purchase a substantial detached six bedroom property presented to a very high standard and occupying a generous plot with driveway, garage and attractive and good-sized gardens.

This delightful property is situated in a stunning position situated on the top of the beautiful Nidd Gorge with far reaching views. The accommodation is presented to a very high standard and comprises generous and flexible living space with a stunning open plan kitchen together with two large reception rooms, a downstairs WC and utility room. Upstairs, there are six good size bedrooms including three bedrooms with ensuite shower rooms plus two additional bathrooms. A particular feature of the property is the good sized plot having attractive gardens surrounding the property and a large drive.

The property is situated in this prime Knarborough position being within easy walking distance of the town centre and the waterfront.



2 Reception Rooms · Stunning Kitchen · Cloakroom · Utility Room

6 Bedrooms · 3 Ensuities · Shower Room · Bathroom

Ample Parking · Garage · Generous Lawned Gardens







ACCOMMODATION

Ground Floor

Reception Hall

With tiled flooring and fitted cupboards.

Cloakroom

With WC and basin.

Sitting Room

A large reception room with windows and bi-folding glazed doors overlooking the garden. Brick fireplace with open fire.

Dining Room

A further large reception room with windows to front and side.

Kitchen

A stunning open plan kitchen with a range of modern fitted wall and base units with worktop and breakfast bar. Induction hob, integrated ovens and warming drawers, 2 integrated dishwashers, Quooker boiling water tap together with bi-folding glazed doors overlooking the garden.

Utility Room

With fitted wall and base units, sink and space and plumbing for washing machine and tumble dryer.

First Floor

Bedroom 1

A double bedroom with window to rear and fitted wardrobes.

Ensuite

A modern white suite with WC, basin set within a vanity unit and shower. Window to rear and heated towel rail.

Bedroom 2

A double bedroom with window to front.

Ensuite

A modern white suite with WC, basin and shower. Heated towel rail and window to front.

Bedroom 3

A double bedroom with window to rear.

Ensuite

A modern white suite with WC, basin and shower. Window to side and heated towel rail.

Bedroom 4/Study

A double bedroom with window to rear and fitted wardrobes. Currently used as a study.

Bedroom 5

A bedroom with window to front.

Bedroom 6

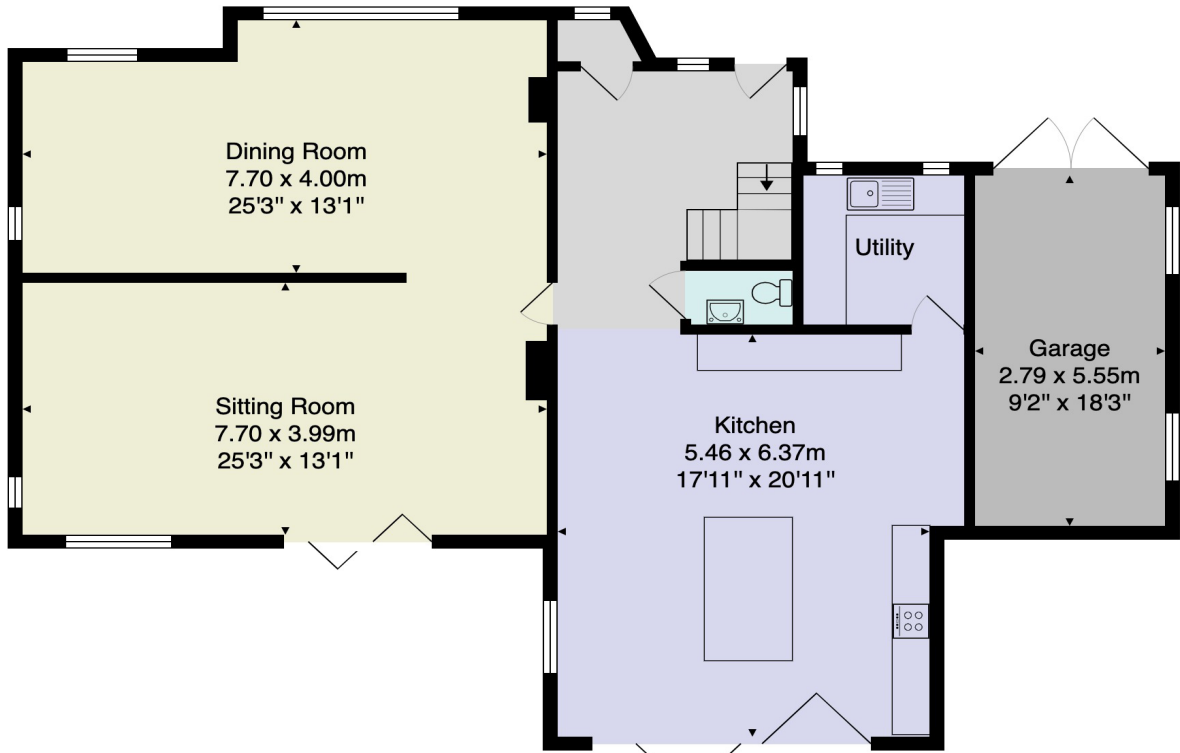
A further bedroom with windows to front and side.

Bathroom

A modern recently fitted white suite with WC, basin, bath and brushed brass taps.

Shower Room

A white suite with WC, basin and shower. Window to front.

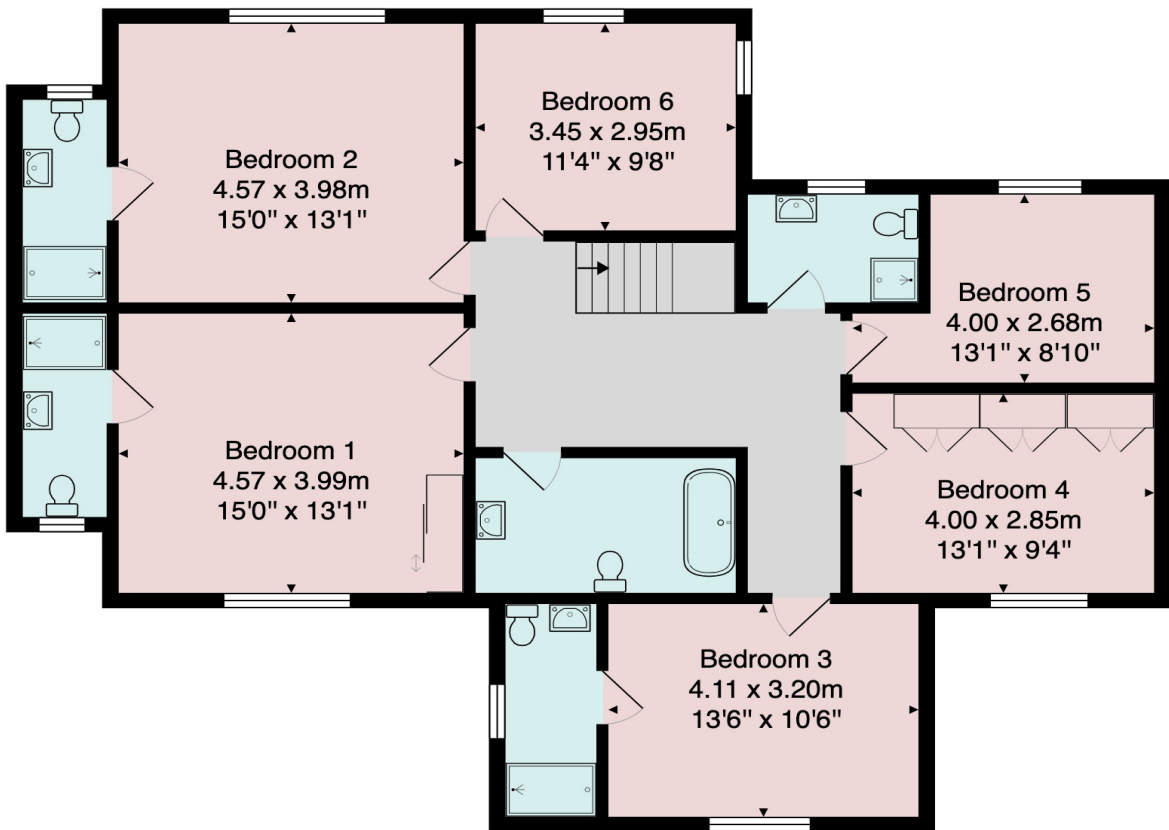


Ground Floor

Total Area: 244.0 m² ... 2626 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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First Floor

Outside

A drive to front provides ample off-road parking and leads to an integral single garage with light and power. To the rear of the property there is a very good sized and attractive lawned garden with well-stocked borders, paved sitting areas and sheds.

Harrogate

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