



VERITY
FREARSON

ORCHARD HOUSE, 5 MANOR FARM WAY, SCOTTON, HG5 9NH

GUIDE PRICE £575,000

ORCHARD HOUSE, 5 MANOR FARM WAY,

Scotton, HG5 9NH

A beautifully presented and substantial stone-built detached family house offering deceptively spacious five-bedroom accommodation with three reception rooms and three bathrooms.

This impressive property offers well-presented accommodation, appointed to a high standard throughout, with pleasant open aspect and views to the rear.

Scotton is a popular residential village on the outskirts of Knaresborough, approximately only two miles from the town centre. The village is surrounded by beautiful countryside, within daily travelling distance of Harrogate. The village has a popular public house, outdoor recreation areas and there is also a well-regarded primary school in the adjacent village of Lingerfield.



Sitting Room · Dining Room · Kitchen · Snug · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with windows to front and rear and glazed doors leading to the garden. Fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window overlooking the garden.

KITCHEN

With a range of modern wall and base units with worktop and breakfast bar. Gas hob, double oven, integrated fridge / freezer and dishwasher.

SNUG

Providing a further sitting area with windows and glazed doors overlooking the garden and the countryside beyond.

UTILITY ROOM

With fitted cupboards and space and plumbing for washing machine and tumble dryer. A door leads to the integral double garage.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are five good-sized bedrooms, two of which have en-suite shower rooms, and the main bedroom has fitted wardrobes and dressing area. The fifth bedroom has an extensive range of fitted wardrobes and is currently used as a dressing room.

EN-SUITE 1

A white suite comprising WC, washbasin and shower. Heated towel rail.

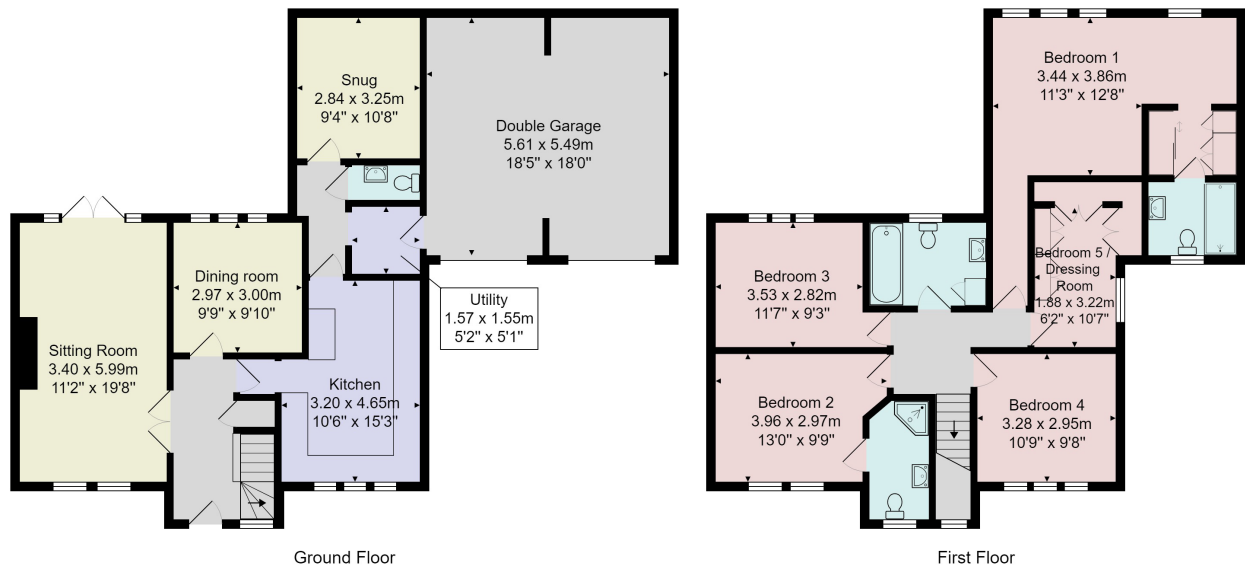
EN-SUITE 2

A white suite comprising WC, washbasin and shower.

BATHROOM

A white suite with WC, washbasin set within a vanity unit, and bath. Airing cupboard.

FLOOR PLAN



Total Area: 189.0 m² ... 2034 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A drive provides parking and leads to a large integral double garage with light and power and electric doors. To the rear of the property is an attractive garden with paved and decked sitting areas enjoying an attractive outlook over the surrounding countryside.

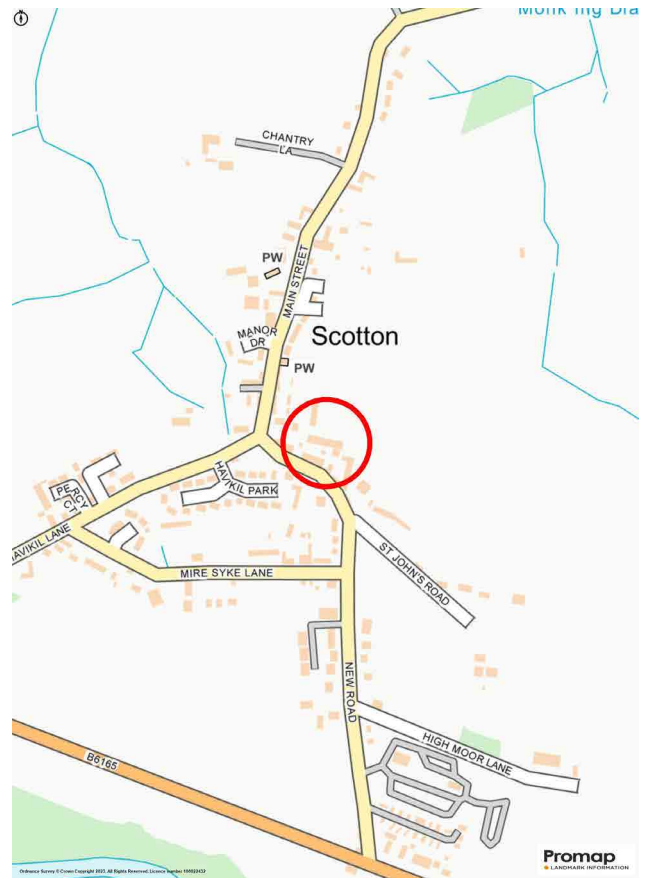
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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