



5 SHEPHERDS COURT, SCOTTON

GUIDE PRICE £1,250,000



A stunning detached family home with a private and generous plot.

5 Shepherds Court is a beautiful stone built, detached family home occupying an enviable cul-de-sac position within an exclusive development of just 5 properties.

This exceptional home was newly constructed to the highest standards throughout in 2017 by a well-known local housebuilder and enjoys the balance of a 10 year insurance backed new home warranty.

Benefitting from underfloor heating throughout and beautiful sash double glazed windows, creating not just a quality finish but a real sense of kerb appeal to this handsome double fronted home.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	Harrogate Council	TBC	B









Property Description.

Upon entry of this fantastic home is a bright and welcoming entrance hall with vaulted ceiling, Velux windows and WC.

The hall leads to all the ground floor rooms including a spacious dual aspect sitting room with feature stone fireplace with inset wood burning stove and an adjacent study with french doors to the garden.

There is also an impressive living dining kitchen which spans the full length of the property, offering a further sitting room to the front with bay window and a stunning and cleverly extended living/dining room to the rear with ceiling lantern and large anthracite sliding doors leading straight out to the garden.

The kitchen is perfectly placed in the centre of this fantastic open plan space and is fully fitted with bespoke hand painted cabinetry, granite work surfaces, central island and fitted appliances including; fridge/freezer, double oven & warming drawer, wine fridge and dishwasher.

Completing the ground floor accommodation is a utility room with plumbing for a washer & dryer, leading through into a fully fitted boot room with access to the rear garden.

To the first floor is a generous central landing leading to a knockout principal bedroom - which was previously two separate rooms but now creates a magnificent bedroom - with built in wardrobes and dressing/seating area, as well as a fully tiled ensuite shower room with his and hers sinks.

The adjacent guest bedroom also benefits from a tiled ensuite and the other two double bedrooms are serviced by the house bathroom, which has both bath and separate walk-in shower.

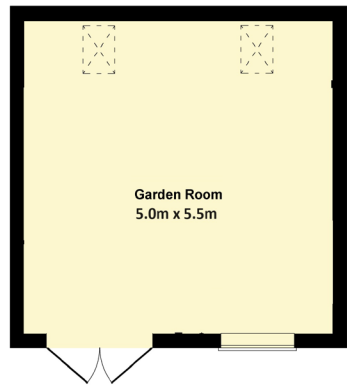


Outside

The property is fronted by a generous driveway for numerous cars, leading to a double garage with electric doors, electric charging port and internal power (The garage can all be accessed internally from the main reception hall.) The front garden is mainly laid to lawn, framed by a stone wall with mature bushes/hedges and wraps around the property to meet a superb private rear garden, with patio seating area, extensive lawn, raised planters and mature trees. The plot is 0.6 of an acre and really is exceptional, standing out amongst other properties of its type, a perfect garden for family and children, or those looking to enjoy some greenery and wildlife. There is also a high quality, oak framed, 5.0m x 5.0m garden room/workshop, with Velux windows and vaulted ceiling with solid oak beams - this fantastic addition to the home could be used for a variety of purposes including, home office, gym, studio, playroom etc.

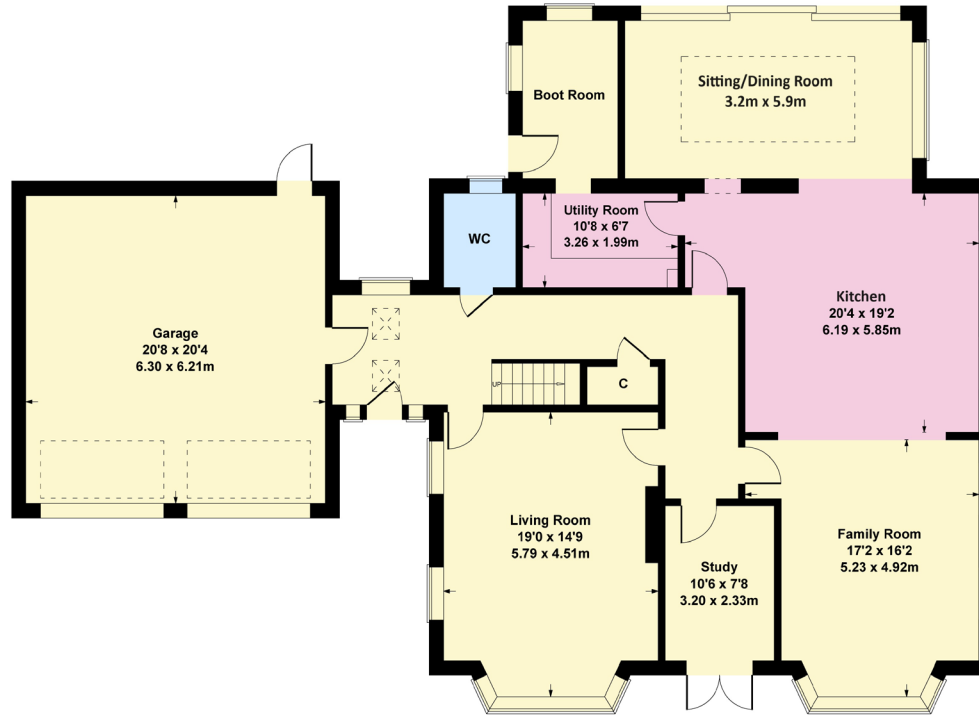




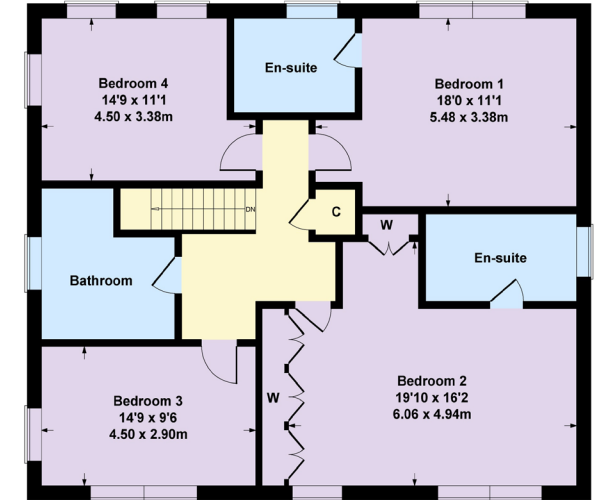


GARDEN ROOM

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

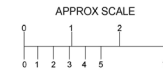


GROUND FLOOR



FIRST FLOOR

5 Shepherds Court, Scotton, HG5 9AH



APPROXIMATE GROSS INTERNAL AREA
 House - 2713 sq ft - 252 sq m
 Garage - 420 sq ft - 39 sq m
 Garden Room - 355 sq ft - 33 sq m
 Total - 3488 sq ft - 324 sq m

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated March 2024. Photographs and videos dated march 2024



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