



VERITY
FREARSON

FENHAM DENE, LOW MOOR LANE, SCOTTON, HG5 9JB

OFFERS OVER £700,000

FENHAM DENE, LOW MOOR LANE,

Scotton, HG5 9JB

A most impressive four-bedroom detached property occupying a generous plot with attractive gardens and substantial outbuildings, in this delightful position surrounded by beautiful countryside in the sought-after village of Scotton.

This generous property provides flexible accommodation over two levels. On the ground floor there is a large reception room, together with a well-equipped dining kitchen, additional sitting room, utility room and downstairs WC. There are four good-sized bedrooms, two of which are located on the ground floor, and there are two shower rooms.

A particular feature of the property is the large and attractive plot with good-sized rear gardens. The property has the benefit of two separate driveways that provide parking and lead to the integral double garage. To the rear of the property there are substantial outbuildings that currently provide storage and workshop space but have huge potential for further development for use as annexe accommodation, or for a business, subject to obtaining the necessary consents. The second driveway could potentially create a separate entrance to the outbuildings if required.



Sitting/Dining Room · Dining Kitchen · Family Room · Cloakroom · Utility

4 Bedrooms · Shower Room · Bathroom

Ample Off-Road Parking · Integral Garage · Barn Area with Outbuildings and Workshops · Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A large reception room with sitting and dining areas and fireplace with wood-burning stove.

DINING KITCHEN

With spacious dining area and windows to 2 sides. The kitchen comprises a range of fitted units with granite worktops, oil fired aga, integrated fridge and microwave.

FAMILY ROOM

A further sitting area with attractive fireplace with open fire with windows and glaze doors overlooking the garden.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine.

BEDROOMS

There are two good-sized bedrooms on the ground floor, each with fitted wardrobes.

SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

FIRST FLOOR

BEDROOMS

There are two further bedrooms on the first floor.

BATHROOM

With WC, washbasin and shower.

FLOOR PLAN



Total Area: 261.6 m² ... 2816 ft² (excluding eaves storage, covered barn)

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

The property has two separate driveways, one to each side of the bungalow. One driveway provides ample parking and leads to an integral garage with an electric door. The other driveway leads to the substantial outbuildings, which are located at the rear of the property, where there are covered barn areas providing additional parking if required and various outbuildings and workshops. These outbuildings have huge potential as they could be used as workshop or storage space, potentially could be used for a business, and have significant potential for future development to provide additional accommodation / annexe, subject to obtaining the necessary consents.

The attractive rear garden has a lawn, planted borders and paved sitting areas. There are various trees, a garden shed and greenhouse.

Agents Note

The property has an oil-fired central heating system and oil-fired Aga.

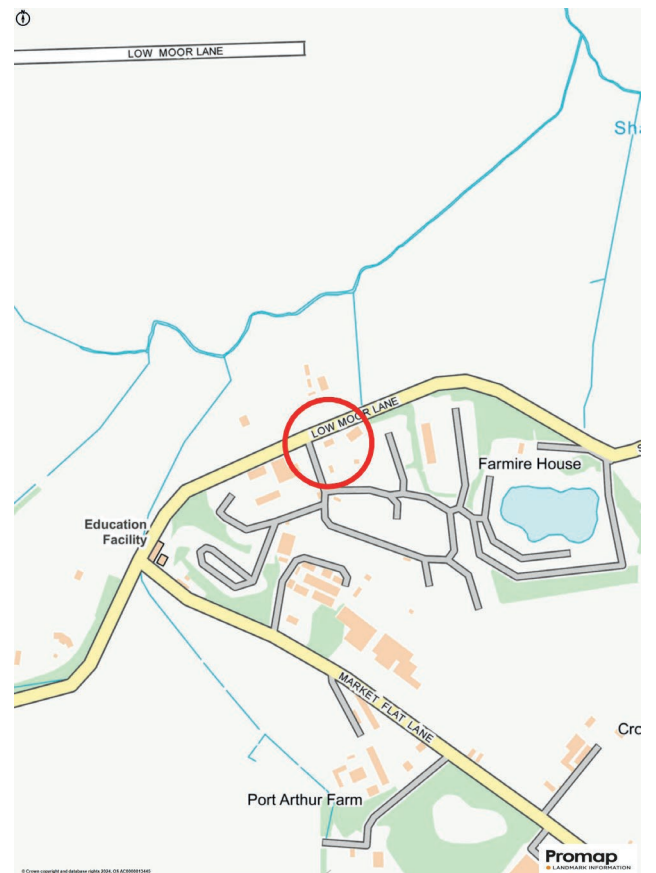
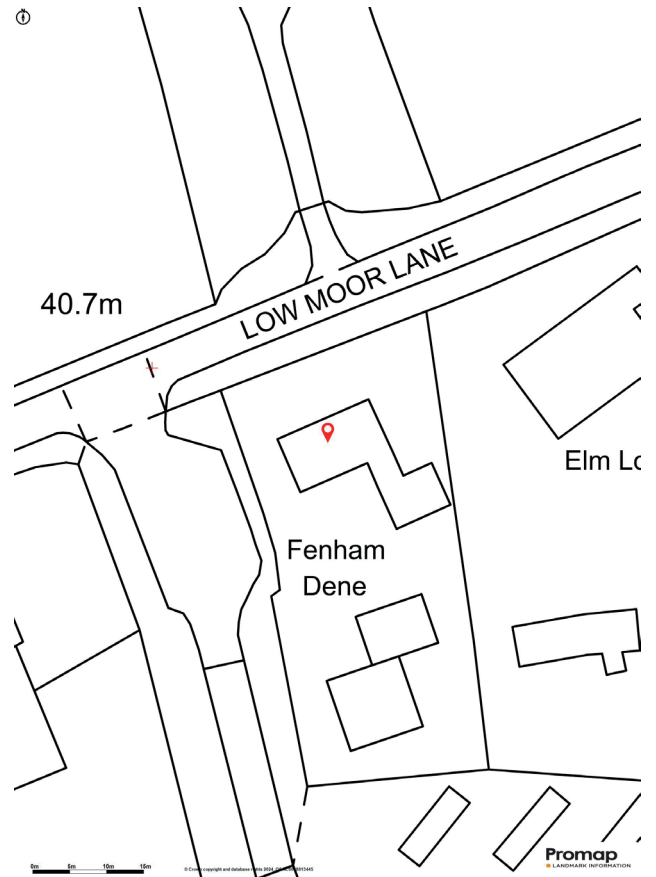
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		85
C	(69-80)		
D	(55-68)		
E	(39-54)	48	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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