



HOLLY TREE BARN, LINGERFIELD, HG5





Impressive family home with stunning interiors, paddock, and views.

Holly Tree Barn is a superb country home which has been sympathetically extended, renovated, and significantly improved by the current owners.

The immaculately presented and versatile family accommodation is arranged over two floors and briefly comprises a welcoming reception hall with storage cupboards and galleried landing above, generous sitting room with wood burning stove and double doors out to the gardens, home office/further reception room, snug with stairs to the upper floor and adjacent playroom - these two rooms are separated by a feature double sided wood burning stove. Directly off the snug is an entrance porch with a guest w/c off and access to the gardens.

A particular feature of the ground floor is a stunning open plan living/dining kitchen space with vaulted ceiling, exposed timber roof trusses, and Velux windows which flood the room with natural light. This 40-foot-long multi-purpose room has a bespoke kitchen with shaker style cabinetry, generous island unit, quartz work surfaces and splash backs, and integrated appliances. To the opposite end of the space is a separate sitting area with a full corner of floor to ceiling glazing framing views over the gardens, paddock land and open countryside beyond. This show stopping area of the house, with access to the gardens, is ideal for entertaining.



Tenure Freehold	Local Authority North Yorkshire	Council Tax Band Band G	EPC Rating D
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Accommodation continued.

Completing the ground floor is a separate utility room, and stylish shower room, both off the entrance hall.

Stairs from the entrance hall lead to a guest double bedroom with eaves storage and its own landing area. The remaining bedrooms are accessed via a separate staircase from the snug where a generous first floor landing leads to a fabulous principal suite with fitted dressing area and en suite shower room. At the opposite end of the house is a further en suite double bedroom with fitted wardrobes.

A third and fourth double bedroom, both with fitted wardrobes, are serviced by a luxurious house bathroom with separate freestanding bath and walk-in shower.

The property also benefits from a sonos sound system for most of the ground floor and in the principal bedroom. There is also fibre broadband already installed.





Gardens and Grounds

A pair of electrically operated wooden gates open to reveal a lengthy resin coated driveway which flows through the private grounds to a large parking and turning area in front of the detached double garage block with electric doors and EV charge point. Attached to the garaging is a further useful room, currently utilised as a gym but ideal for many other uses such as a home office.

The attractive and well-maintained grounds extend to circa 2.5 acres in total with a delightful sheltered courtyard garden area benefiting from expansive paved terracing, raised lawn and well stocked planted flower beds with mature trees and hedging inside a walled boundary creating a high degree of privacy.

In addition, there are larger areas of lawned garden to enjoy, separate fenced paddocks, beautiful producing Orchard (apples, pears, hazelnuts, plums) and a detached stable block with tack room and two stables -ideal for those with equestrian interests.

Location

Holly Tree Barn is set in a delightful semi-rural location between the villages of Scotton and Scriven. The property is only approximately 5 miles from Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks, and the famous Betty's Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.





Services

We are informed that the property is connected to mains water, electricity, and drainage. Oil fired central heating is installed.

Directions - HG5 9JA

From Knaresborough take the Boroughbridge Road, bearing left onto Scriven Road. At the mini-roundabout turn left through Scriven, stay on the road bearing right in the village and continue towards Lingerfield where the property can be found after approximately 1 mile on the right-hand side.

For a precise location, please use the What3words App: [///padlock.geologist.scuba](https://www.what3words.com////padlock.geologist.scuba)







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