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ASH VIEW FARM, 5 ASH VIEW, OFF WHINNEY LANE, HARROGATE, HG2 9LY

OFFERS OVER £1,600,000

# ASH VIEW FARM, 5 ASH VIEW, OFF WHINNEY LANE,

*Harrogate, HG2 9LY*

**A fantastic opportunity to purchase a substantial, newly built five / six-bedroom detached property occupying a generous plot with the benefit of a self-contained annex building within the grounds and a workshop/garage, situated in this delightful position on the edge of beautiful open countryside, within walking distance of excellent private and state schools to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal districts. This substantial home provides particularly generous, flexible accommodation and an internal viewing is essential to appreciate the size and quality on this individual property.**

The main house offers 5/6 bedroomed accommodation with a stunning open plan, living area and kitchen with glazed bi folding doors overlooking the garden, a quality fitted kitchen with integrated appliances and woodburning stove. In addition, there are two further good sized reception rooms, a downstairs WC and utility room. On the first floor, there are four bedrooms, three of which have ensuite shower rooms. The main bedroom is of particularly generous proportions with vaulted ceiling, full height glazing and doors leading to a balcony, providing an additional sitting area. On the second floor, there is a further good sized bedroom and a large study area which could be adapted to provide a sixth bedroom if required.

Within the grounds of the property, there is a substantial detached annex building, which currently provides high-quality, self-contained living space with a stunning open plan kitchen and the living area on the ground floor together with a very large bedroom on the first floor and shower room. This large bedroom could easily be adapted to provide two separate bedrooms if required. There is a large garden to the rear of the property with extensive lawned area and paved sitting areas. There is also a garage/workshop with glazed bi folding doors providing access.



Living Kitchen · Sitting Room · Family Room · WC

5 Bedrooms · 4 Bathrooms · 3 En-Suite

Ample Off-Road Parking · Garage /Workshop · Outdoor Kitchen · Attractive Plot · Good Size Garden

Annex - Bedroom · Dining Kitchen · Sitting Room · En-Suite







## ACCOMMODATION

### GROUND FLOOR

#### LIVING KITCHEN

A stunning and very spacious open plan, living area and kitchen with sitting and dining space and wood-burning stove. Two sets of glazed bi folding doors lead to the garden. There is tiled flooring in the kitchen and there is underfloor heating throughout the entire ground floor. The stylish modern kitchen comprises a range of fitted units with quartz worktop and island and breakfast bar. Integrated full height fridge and freezer and wine fridge together with integrated coffee machine, triple oven, including a microwave/oven and dishwasher. Induction hob with extractor.

#### SITTING ROOM

Reception room with wood-burning stove and bi-folding doors overlooking the garden.

#### FAMILY ROOM

A further reception room with vaulted ceiling and bi folding doors leading to the garden.

#### UTILITY ROOM

With units and worktop. Integrated washing machine.

#### CLOAKROOM

With WC and basin set within a vanity unit.

#### FIRST FLOOR

An impressive oak and glazed staircase leads to the first floor.

### BEDROOM 1

A large double bedroom with vaulted ceiling and glazed bi folding doors and full height windows enjoying a delightful outlook over the balcony and garden and views beyond. Dressing room with fitted wardrobes.

#### EN-SUITE

With WC, twin basins set within a vanity unit and large shower. Heated towel rail.

### BEDROOM 2

A double bedroom with window overlooking the garden.

#### EN-SUITE

A modern white suite comprising WC, basin set with a vanity unit and shower. Heated towel rail.

### BEDROOM 3

A double bedroom with ensuite.

#### EN-SUITE

With WC, basin set with a vanity unit and shower. Heated towel rail.

### BEDROOM 4

A double bedroom with window overlooking the garden and countryside beyond.

### BATHROOM

With WC, twin basins, bath and shower. Heated towel rail.

### SECOND FLOOR

#### BEDROOM 5

A double bedroom with fitted wardrobes.

#### OFFICE AREA / POTENTIAL BEDROOM 6

A useful office area or potential bedroom, with fitted wardrobes. This area of the second floor has been left open as this arrangement suited the current owners, but the space could easily be separated to provide an additional self-contained sixth bedroom if required.

### ANNEXE

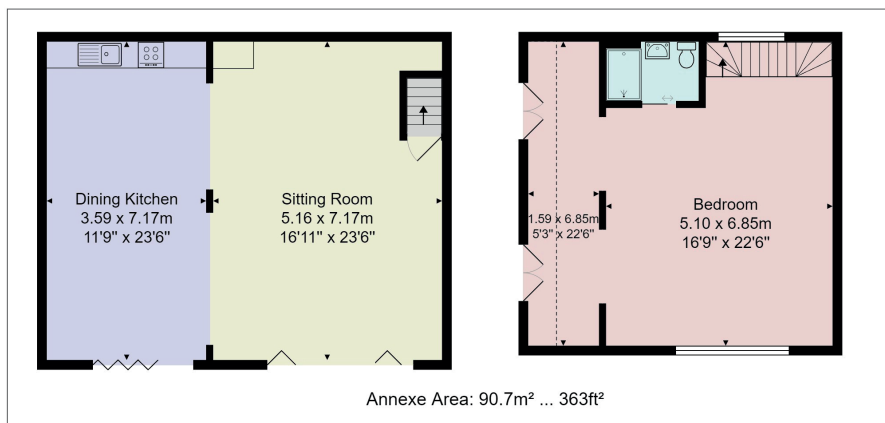
Within the grounds of the main property is a substantial detached AnnexE building, providing high-quality, newly built self-contained accommodation. This space offers buyers a range of possibilities, including self-contained accommodation for a relative or to generate additional income as a holiday rental. On the ground floor there is a stunning open-plan, kitchen and living area. The kitchen comprises a range of fitted units with worktop, sink, integrated fridge/freezer, electric hob, oven and dishwasher. Tiled flooring throughout the entire ground floor and glazed bi folding doors lead to the front. The space on the first floor is currently arranged to provide a large bedroom with ensuite shower room. This space could easily be adapted to be divided and create to self-contained first floor bedrooms if required. There is access to generous eaves storage space. With WC, basin set with a vanity unit and shower.

# FLOOR PLAN



Total Area: 306.5 m<sup>2</sup> ... 3299 ft<sup>2</sup> (excluding annexe, patio)

All measurements are approximate and for display purposes only.  
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Annexe Area: 90.7m<sup>2</sup> ... 363ft<sup>2</sup>

### Outside

Electric gates provide access to the property where there is a driveway providing ample off-road parking. The property occupies a large and attractive plot with a good-sized rear garden with lawn and generous patio extending to 45ft. Large garden shed. There is an outdoor kitchen with fitted sink and plumbing and barbecue area.

In addition to the garden, there's also a balcony, providing additional outdoor seating area, with delightful views, accessed from the main bedroom.

### Garage / Workshop

There is a very useful and substantial workshop / garage with glazed bi folding doors to the front. Space to park a vehicle or for use as storage/ workshop space with fitted storage cupboards and workbench.

### Agent's Note

The property has Cat 6 cabling throughout and a built in sprinkler system.

There is a video and gate entry from the main house and annexe. The property also has the benefit of CCTV..

The main house has a Smart gas central heating system with underfloor heating throughout the entire ground floor.

The annexe has a modern electric central heating system.

There are 6.5 years left on 10-year building warranty.

We understand from the vendor that the road leading up to the property is due to be resurfaced within the next couple of months.

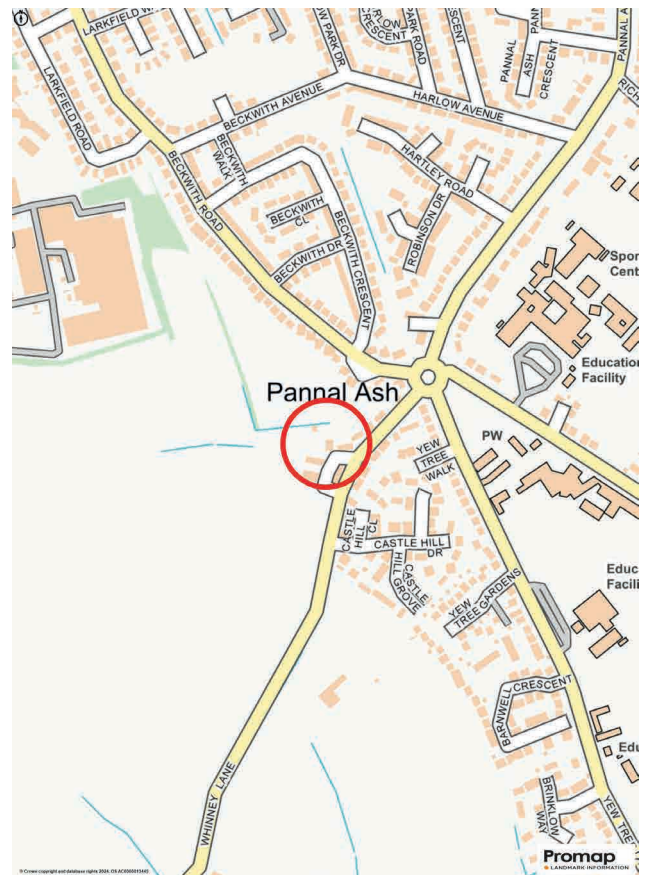
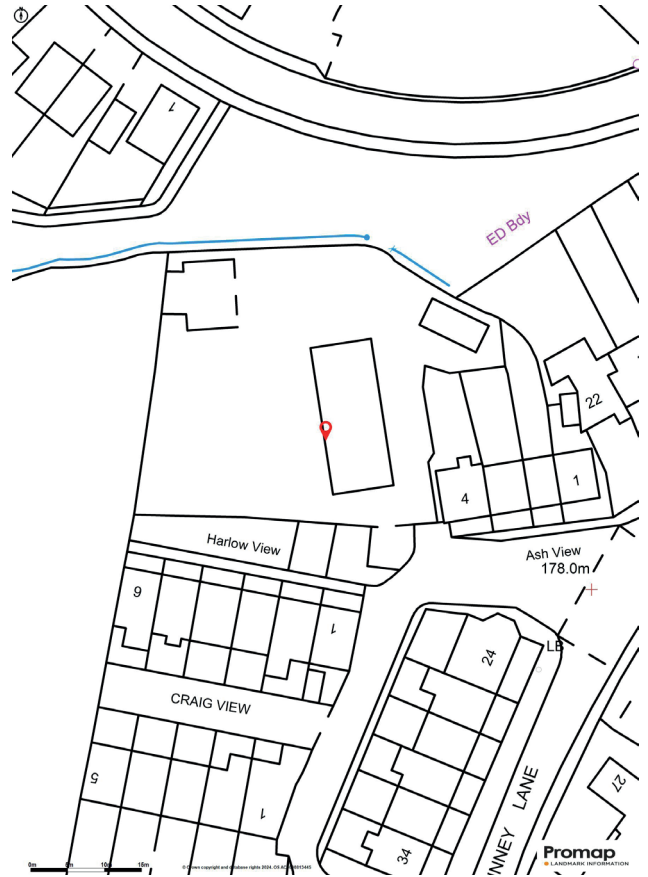
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)  
[verityfrearson.co.uk](http://verityfrearson.co.uk)





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