



VERITY  
FREARSON

BARBERRY HOUSE, CRAG LANE, KNARESBOROUGH, HG5 8EE

£650,000

# BARBERRY HOUSE, CRAG LANE,

*Knaresborough, HG5 8EE*

**A substantial and beautifully presented five bedroom detached home, situated in this desirable quiet position within easy walking distance of Knaresborough town centre.**

This impressive property has been extended to provide spacious and well presented accommodation. On the ground floor, there is a large sitting room with bi-folding doors together with a stunning open plan kitchen and dining area, sunroom overlooking the garden and a further reception room. There is also an office and utility room on the ground floor. Upstairs, there are five bedrooms, two bathrooms plus an ensuite shower room.

A driveway provides parking to the front and there is an attractive rear garden with lawn and entertaining space, summerhouse and useful garden room/office.

The property is situated in his prime Knaresborough position being within easy walking distance of the town centre and the waterfront.



Sitting Room · Kitchen Diner · Family Room · Sun Room · Office

5 Bedrooms · 2 Bathrooms · En-Suite

Off-Road Parking · Garden · Summerhouse







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A large reception room with glazed bi-folding doors to the front and skylight window. Contemporary wall mounted electric fire.

#### FAMILY ROOM

A further reception.

#### UTILITY

With fitted units and space for washing machine and tumble dryer.

#### OFFICE

Providing a useful workspace.

#### DINING KITCHEN

With space for dining table with woodburning stove. The kitchen comprises a range of stylish units with worktop and breakfast bar. Electric hob, integrated double oven and integrated appliances.

#### SUNROOM

Providing further sitting area with glazed doors overlooking the garden.

### FIRST FLOOR

#### BEDROOMS

There are four bedrooms on the first floor, all with fitted wardrobes and the main bedroom has an ensuite shower room.

#### ENSUITE

With WC, basin and shower.

#### SHOWER ROOM

With WC, basin and shower.

### SECOND FLOOR

#### BEDROOM

A good size of fifth bedroom with fitted wardrobes.

#### BATHROOM

With WC, basin and corner bath.

# FLOOR PLAN



Total Area: 200.2 m<sup>2</sup> ... 2155 ft<sup>2</sup>

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

Gates lead to a drive where there is ample off-road parking and access to a garage. To the rear of the property, there is an attractive garden with lawn, patio and planted borders. There is also a summer house and large garden room/garden office, providing additional space for entertaining or for use as a workspace/gym etc.

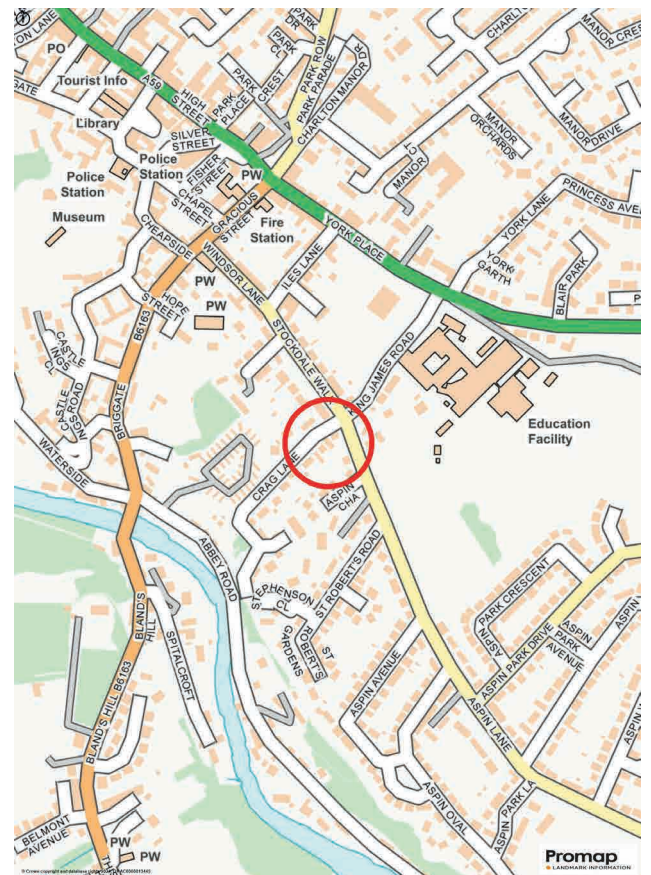
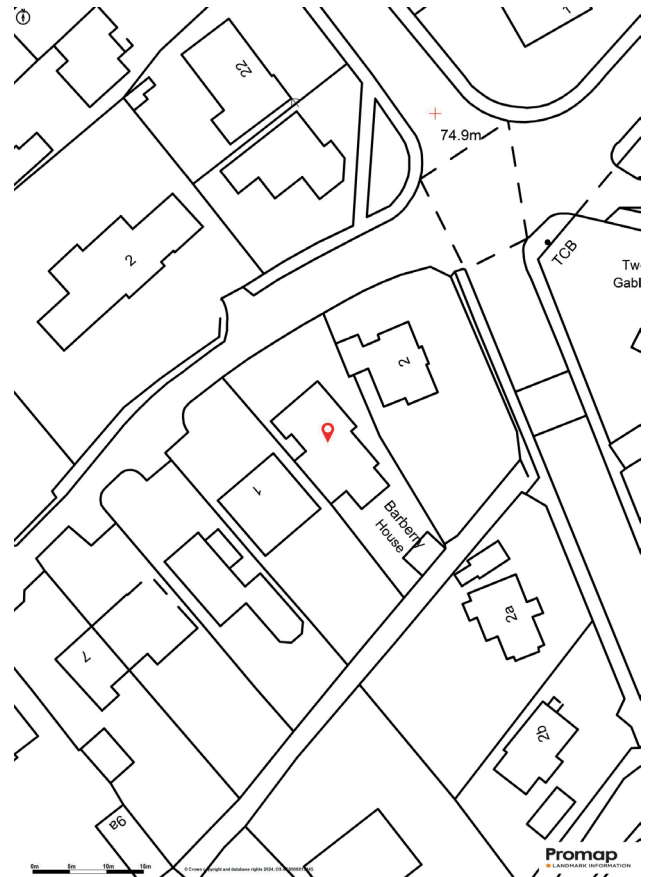
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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