



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, with EV charge point, 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.



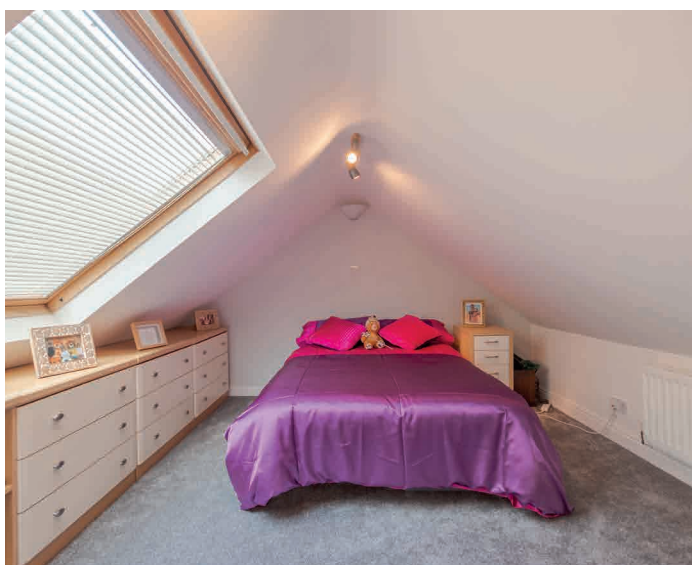
Sitting Room · Kitchen Diner · Family Room · Sun Room · Office

5 Bedrooms · 2 Bathrooms · En-Suite

Off-Road Parking · Electric Vehicle Charge Point · 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, electric vehicle charge point 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.

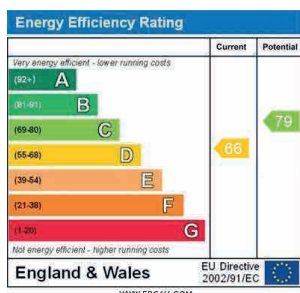
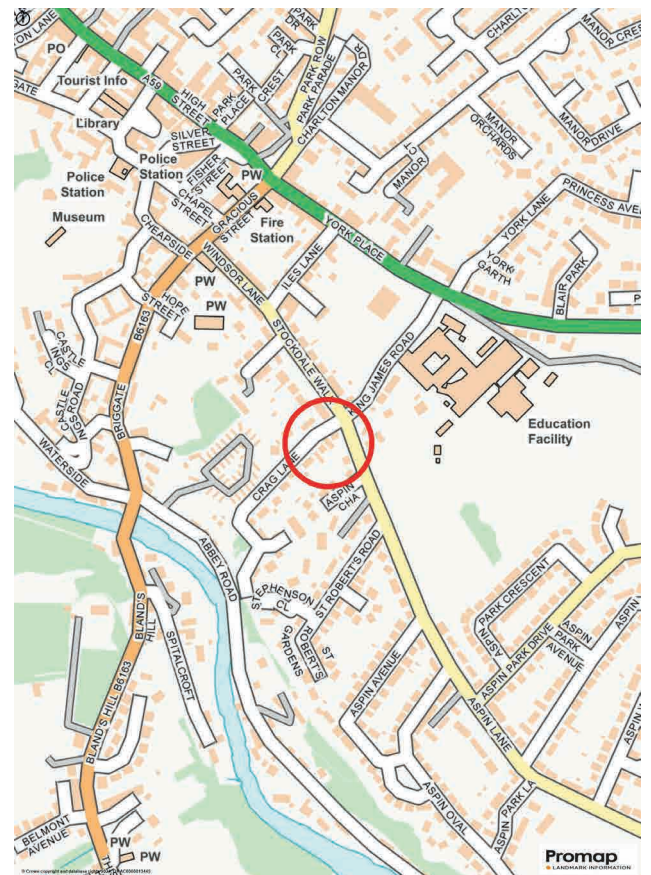
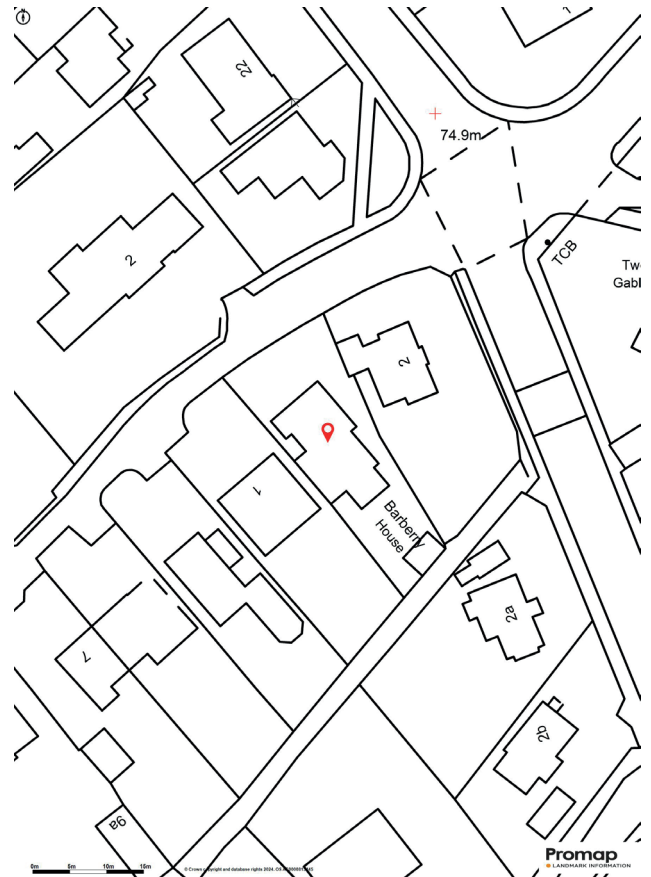
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band -



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