



VERITY
FREARSON

HIGHFIELD, KRAIG LANE, KELDHOLME, KIRKBYMOORSIDE, YO62 6NJ

PRICE GUIDE £700,000

HIGHFIELD

Kraig Lane, Keldholme, Kirkbymoorside, YO62 6NJ

An impressive, modern residence offering immaculately presented four / five-bedroomed-accommodation, appointed to a very high standard throughout, featuring a large garage block incorporating a gym and home offices. In addition, three stables with the option to purchase additional paddock land extending to approximately six acres.

This spacious contemporary accommodation also features a large conservatory extension to the rear, Bang & Olufsen Masterlink, has the benefit of gas central heating, double glazing and monitored CCTV/alarm. The property is available for immediate occupation and an internal inspection is strongly recommended.



Reception Hall • 2 Reception Rooms • Dining Kitchen • Utility Room • Large Conservatory With Hot Tub • Shower Room

5 Bedrooms • House Bathroom • En-Suite Shower Room • En-Suite Bathroom

Private Gardens And Courtyard • Integrated Double Garage, Gym • Home Offices • Stable Block
Option To Purchase Further Six Acres







ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Bespoke handmade oak door leads into -

RECEPTION HALL

With fully tiled natural slate floor, continuing into -

DINING KITCHEN

Double-glazed window to side, stable door and double-glazed French doors to rear. Extensive range of German Siematic units with Corian work surfaces. Built-in appliances include Miele induction hob with designer extractor, integrated steam oven, combination oven, Miele dishwasher, coffee machine and plate-warmer. Large Hotpoint American fridge-freezer. Bisque designer radiator.

UTILITY ROOM

Double-glazed window to side and exterior stable door to rear. Extensive range of fitted units with additional sink, Miele washing machine and tumble dryer. Gas central heating boiler.

DINING ROOM

Double-glazed window to rear, Bisque radiator and Amtico flooring.

LOUNGE

Double-glazed window to front, two Bisque radiators and Bell flame-effect inset gas fire. Amtico flooring.

LARGE CONSERVATORY

Being fully double glazed. Slate flooring, under floor heating, air conditioning and large hot tub.

SHOWER ROOM / WC

Being fully tiled. Designer Philippe Starck walk-in shower, low-flush WC and washbasin. Bisque designer radiator.

FIRST FLOOR

GALLERIED LANDING

Amtico flooring, Bespoke Maple doors leading to -

MASTER BEDROOM/ 1

Double-glazed window to rear. Amtico flooring.

EN-SUITE SHOWER ROOM

Being fully tiled. Designer Philippe Starck shower, low-flush WC and washbasin. Bisque designer radiator.

BEDROOM 2

Double-glazed window to front and Amtico flooring.

BEDROOM 3

Double-glazed window to front, Amtico flooring and Designer Philippe Starck pedestal washbasin.

LARGE BATHROOM

Double-glazed window to rear. Philippe Starck designer suite comprising low-flush WC, pedestal washbasin, bidet, free-standing bath, Teuco steam and shower cubicle and sauna. Bisque radiator and Amtico flooring.

STUDY

Double-glazed window to rear with Amtico flooring.

With staircase leading to -

SECOND FLOOR

BEDROOM 4

Two skylight windows to rear. Built-in low level sliding door storage with eaves access.

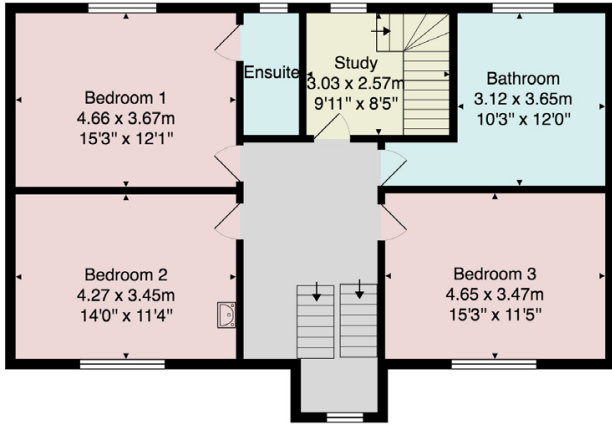
EN-SUITE BATHROOM

Modern suite comprising Jacuzzi bath, low-flush WC with concealed cistern, washbasin and Amtico flooring

BEDROOM 5

Skylight window to rear.

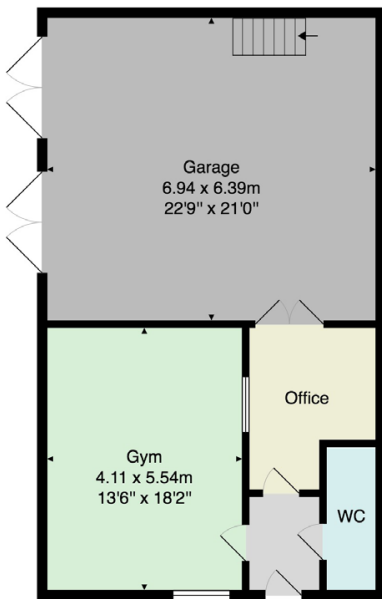
FLOOR PLAN



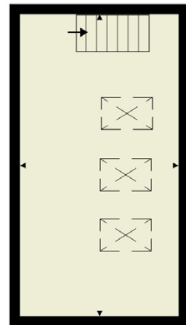
First Floor



Second Floor



Garage Block



Office
3.36 x 6.39m
11'0" x 21'0"
(max to pulins)



Ground Floor

Total Area: 362.0 m² ... 3896 ft²

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 is approached via a private drive, with electric double gates providing excellent security and giving access to a large plot including gravel courtyard providing turning area and parking. To the front of the property is a stone-flagged terrace, further paved area with hot-tub. To the rear, mature woodland garden affording excellent privacy.

Integrated Double Garage, Gym & Home Offices

Being of modern double skin insulated, breezeblock and natural stone construction. The building comprising of GYM (18'2 x 13'6) with cloakroom / WC, HOME OFFICE (11'2 x 8'1) and DOUBLE GARAGE (22'2 x 21') with resin floor. Integrated staircase from the garage leads to the first floor, providing a LOFT HOME OFFICE AREA (21' x 11' max) with three skylight windows to rear, electric wall heaters. CCTV/alarm throughout.

The property also has the benefit of a BLOCK OF THREE STABLES, each measuring approximately 17'6 x 11') with fully boarded loft area. Being of modern double-skin insulated, breezeblock and natural stone construction, with mains electricity and water.

Location

The property is situated in beautiful rolling North Yorkshire countryside, between Kirkbymoorside and Pickering. The property is well served by the local shops and services of Kirkbymoorside, which is approximately within two miles.

Directions

Follow the A170, Pickering towards Helmsley. Before Kirkbymoorside, take a right-hand turn signposted Keldholme, Castleton, Hutton le Hole, Ryedale Folk Museum (Gray Lane). Follow this road for approximately 0.2 miles. Take the road on the right for Kraig Lane (private drive), just before the National Speed Limit sign. Continue to the end where you will see wooden electric gates.

<https://www.doogal.co.uk/ShowMap.php?postcode=YO62%206NJ>

Option To Purchase

The purchaser has the option to purchase approximately six acres of land immediately adjacent to the property comprising of two large paddocks.

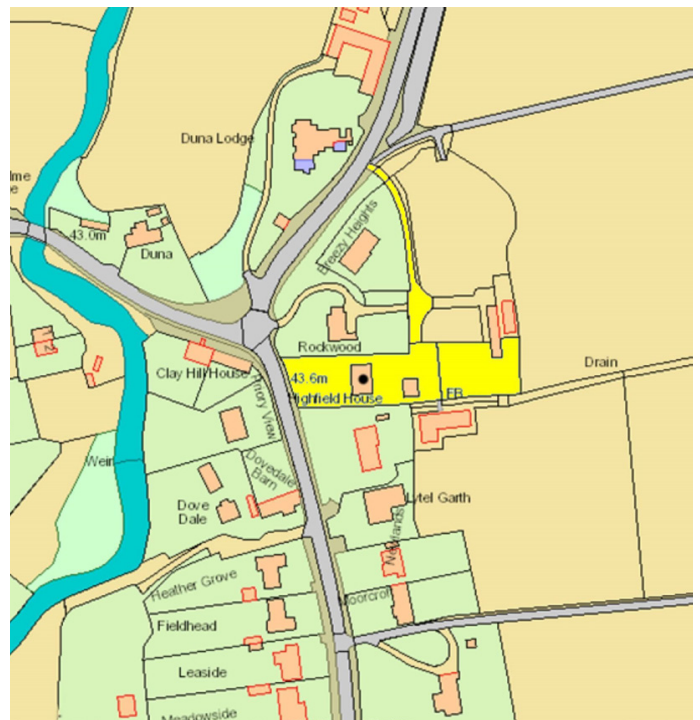
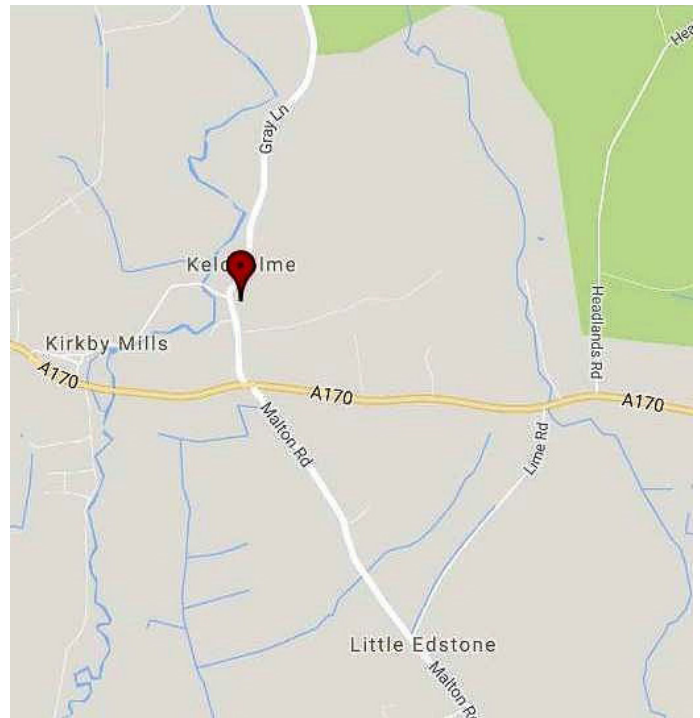
Tenure

Freehold.

Services

All mains services connected. Waste water / septic tank treatment system.

Council Tax Band: G



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	89
63	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
	81
53	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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