



VERITY  
FREARSON

THE FOLD HOUSE, WALL CLOSE FARM, ALLERTON PARK, HG5 OSD

GUIDE PRICE £825,000



# THE FOLD HOUSE, WALL CLOSE FARM,

*Allerton Park, Knaresborough, HG5 0SD*

**An impressive five-bedroomed barn conversion situated in this delightful position enjoying attractive countryside views set within private grounds.**

The property offers generously proportioned accommodation extending to over 2,300 square feet, and is conveniently placed to the east of the A1(M) on the edge of the sought-after Allerton Park country estate, ideal for daily commuting to Yorkshire's principal business districts. The property gives easy access to the bridle paths around Allerton Park, ideal for exercise, walking pets, cycling etc.

Fold House forms part of this exclusive development in this attractive rural location and is approached by a lane about half a mile from the slip road adjoining the A1(M). Knaresborough is just eight miles distant and the towns of Ripon, Harrogate and Boroughbridge are nearby.



2 Reception Rooms · Dining Kitchen · Utility Room

5 Bedrooms · En-Suite Shower Room · Further Shower Room · House Bathroom

Ample Parking · Double Garage · Extensive Lawned Gardens With Views Over Allerton Park













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hallway with windows to front and stone flooring. Oak staircase leads to the first floor.

#### DINING KITCHEN

A bespoke contemporary dining kitchen with integrated appliances to include, fridge freezer, microwave, Hotpoint double oven, inset sink and drainer, fitted base and wall units with complementary work surface, spotlights and downlights over the central dining area. Open plan to -

#### FAMILY ROOM

A stunning family room with bi-folding doors leading out onto a paved seating area with views beyond and skylight windows.

#### SITTING ROOM

A very large reception room with high vaulted ceilings with exposed beams, multi-fuel stove, double aspects looking out to the east and south and, with doors leading to the rear garden. Stone flooring.

### UTILITY ROOM

With fitted wall and base units, worktop and sink, plumbing and space for washing machine, shelving and hanging space.

### SHOWER ROOM

With low-level WC, washbasin and shower.

### BEDROOM 5

A further bedroom with window to front. Currently used as a study. Fully equipped with IT for office use.

### MASTER BEDROOM

A spacious double bedroom with full-height windows and glazed doors overlooking the garden and countryside beyond. Separate dressing area and en-suite shower room.

### EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit, and shower. Tiled wall and floor, and window to side with fitted shutters. Heated towel rail.

### BEDROOM 2

A double bedroom with full-height windows and glazed doors overlooking the garden and countryside beyond.

### FIRST FLOOR

#### BEDROOM 3

A double bedroom with skylight windows and access to eaves storage.

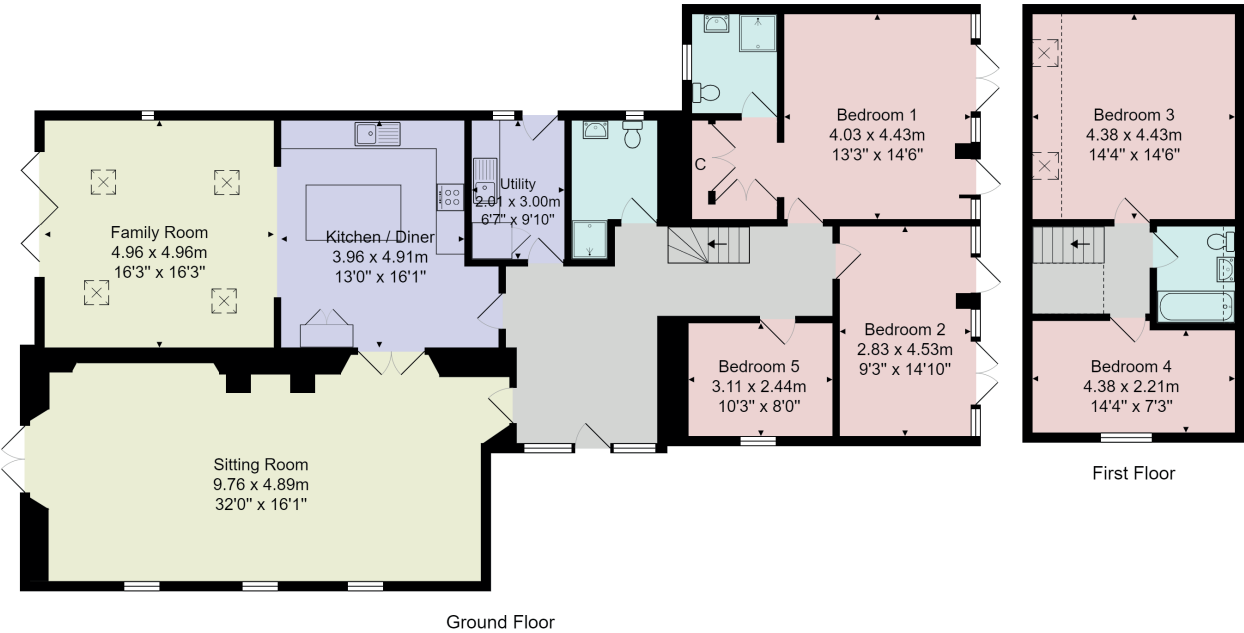
### BEDROOM 4

A further double bedroom with window to front overlooking the beautiful surrounding countryside.

### BATHROOM

White suite with low-level WC, washbasin, and bath with shower above. Tiled walls and floor and skylight window. Heated towel rail.

# FLOOR PLAN



Total Area: 221.9 m<sup>2</sup> ... 2389 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

The gardens are mainly laid to lawn of approximately an acre with paved seating area, ideal for al-fresco dining, giving way to views across the grounds of Allerton Park.

## Double Garage

A large garage with up-and-over doors, power and light.

## Gardens

There is a generous driveway which provides ample parking. The property occupies a large plot with attractive and presented lawned gardens with shrubs and trees. There is paved patio providing outdoor sitting area with attractive outlook.

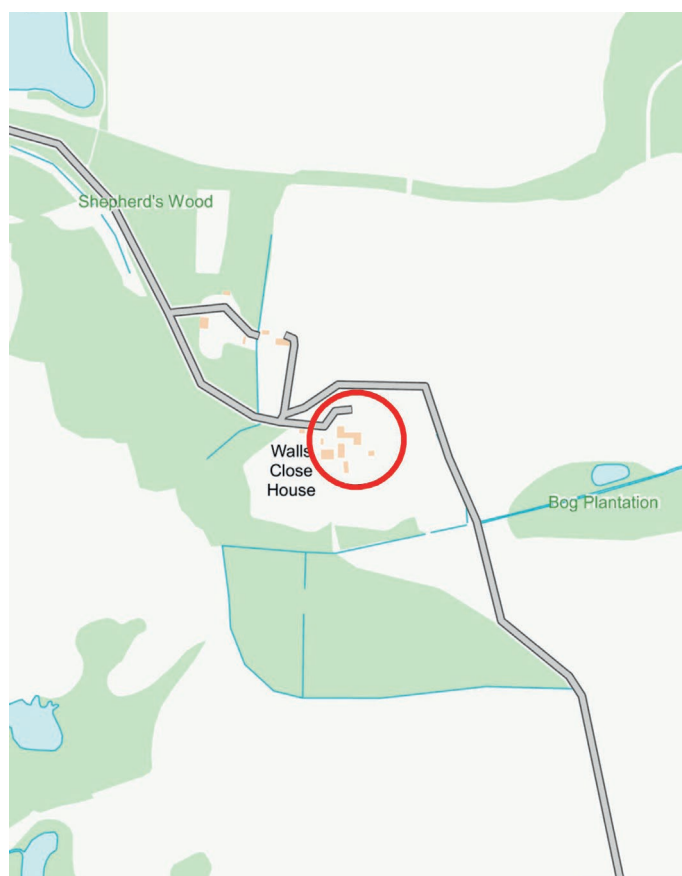
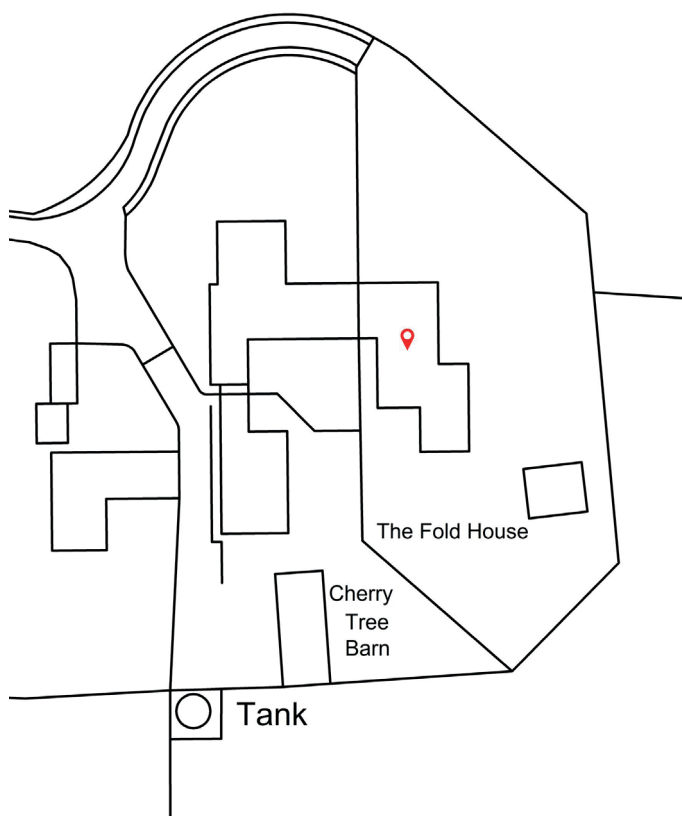
## Agent's Note

There is oil-fired central heating and the ground floor has under-floor heating throughout.

## Directions

From Harrogate, follow the A59 towards York, go straight over at the main A1 roundabout, then take the 1st left signposted Boroughbridge / Walshford / A168. At the T-junction turn right towards Boroughbridge. Follow the A168 for approx two miles. Turn right into Allerton Waste Recovery, immediate left and immediate right. Follow the lane for approximately one mile. At the very top of the lane you will see "The Granary", Turn left at the Granary and follow the drive down to The Fold House. The Fold House is behind the Granary.

**Council Tax Band: G**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	82
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
67	76
England & Wales	
EU Directive 2002/91/EC	

## Harrogate

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