



3 WILLOW GARTH
Ferrensby

Carter Jonas

3 WILLOW GARTH, FERRENSBY, HG5 0QD

Knaresborough – 3 miles

Harrogate – 6 miles

York – 18 miles

A1(M) – 2 miles

Main House

Spacious entrance hall · Large sociable breakfast kitchen with open plan family/dining area · Living room · Sitting room/office · Utility room · Cloakroom · Four double bedrooms · Three bathrooms · Ample parking · Extensive mature gardens · Garden office

Bungalow

Living/dining room · Kitchen · Two bedrooms · Two bathrooms · Private garden to three sides

Willow Garth is an exclusive development with only two other houses and is located close to the well known General Tarleton gastro pub and country hotel. It is a very convenient location to the north of Knaresborough surrounded by beautiful countryside but within easy reach Harrogate, Leeds, York and the A1(M) motorway.

3 Willow Garth is a fabulous detached house with a wonderfully sociable kitchen/family/dining room across the rear of the property enjoying direct access to the gardens, the modern kitchen has a large central island at the heart of the space with impressive granite surface and breakfast bar. The granite continues throughout the kitchen with integrated double ovens, microwave oven, dish washer and space for a large American style fridge freezer. There is a fully equipped utility room also with granite work surfaces, the laundry machines as well as a further oven and space for a wine cooler. The ground floor living accommodation continues with a spacious triple aspect living room with multi fuel burner and French doors into the

A FANTASTIC SPACIOUS DETACHED FAMILY HOUSE OFFERING FLEXIBLE LIVING ACCOMMODATION, SET IN GENEROUS MATURE GARDENS WITH THE RARE ADDITION OF A DETACHED 2 BEDROOM BUNGALOW, SURROUNDED BY BEAUTIFUL COUNTRYSIDE AND LOCATED IN THIS EXTREMELY POPULAR VILLAGE WHICH IS WITHIN EASY REACH OF KNARESBOROUGH, HARROGATE, LEEDS AND THE A1(M).



dining area at the rear of the property. The spacious reception hall has a cloakroom and a second reception room which could be used as a further sitting room or home office.

The first floor boasts four double bedrooms, two of which have en suite facilities, and there is the spacious house bathroom completing the accommodation. The landing to the first floor has a useful airing cupboard and an access hatch to the vast storage loft space.

The rear gardens are impressive and extensive predominantly laid to lawn with a paved area across the rear of the house, there is a good-sized chalet which would make a perfect home office and the garden continues with a large natural wildlife pond towards the bottom, there is also a greenhouse and a large timber storage shed. The garden includes several mature fruit trees and the privacy is enhanced with well-established bushes and foliage extending around much of the garden perimeter. To the front of the property is ample parking on a large block paved driveway and there is more space to the side of the house leading to the garden which is accessed via a five bar gate.

The detached bungalow is well presented, spacious and offers the rare opportunity for the owner to have an independent relative living on site but with their own private property and garden. The bungalow has a spacious entrance hallway



with large storeroom, a good sized living/dining room which is partially open to the modern fitted kitchen. There are two double bedrooms one with an en-suite shower room and the accommodation is completed with a house bathroom. The bungalow benefits from its own private and attractive gardens which extend to three sides and include a patio and a fruit growing area all set behind a large privacy hedge.

An internal inspection of this opportunity is highly recommended to avoid disappointment.

ADDITIONAL INFORMATION

Tenure: The property is freehold with vacant possession given on legal completion.

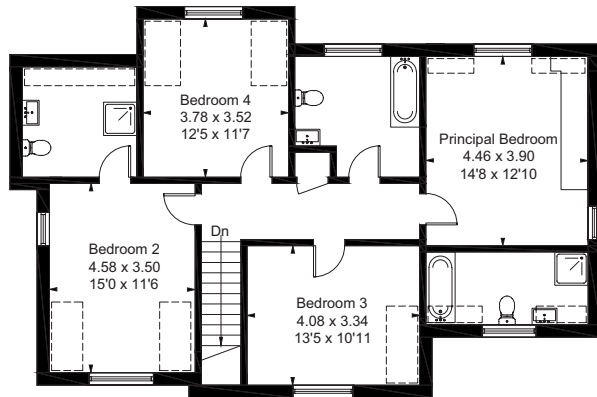
Services: All mains services are connected.

Viewing: Strictly by appointment through the selling agents – 01423 523423.

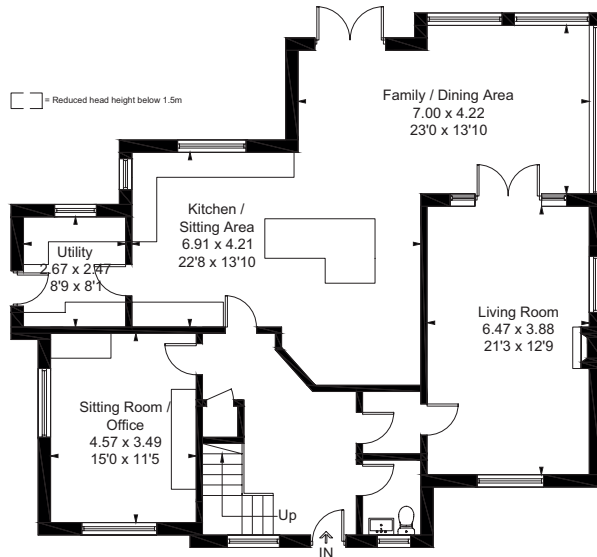
Directions – Postcode HG5 0QD: Proceed out of Knaresborough on the A6055 towards Boroughbridge and the A1(M). Upon entering the village of Ferrensby just after the General Tareyton, Willow Garth will be located on the right and will be indicated by the sale board. On Entering Willow Green number three is to the right-hand side.



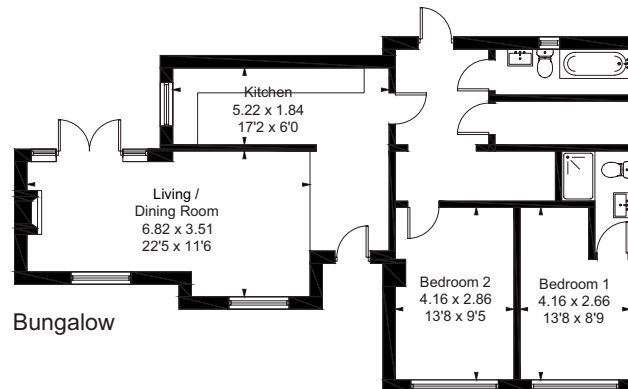
3 Willow Garth, Ferrensby
 Approximate Floor Area = 230.0 sq m / 2476 sq ft
 Bungalow = 81.1 sq m / 872 sq ft
 Total = 311.1 sq m / 3348 sq ft



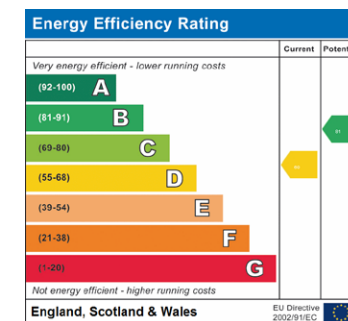
First Floor



Ground Floor



Bungalow





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Offices throughout the UK

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