



MANOR FARM

Farnham, Near Knaresborough

Carter Jonas

MANOR FARM, SHAW LANE, FARNHAM, HG5 9JE

Knaresborough - 3 miles
Harrogate - 6 miles
Leeds - 20 miles

Spacious reception hall · Cloakroom · Sitting room · Snug
Family room · Large dining kitchen · Study · Utility room
Galleried first floor landing · Principal bedroom with en suite and dressing room · Guest bedroom with en suite
Three further bedrooms · House bathroom · Shower room
Double garage with electric roller door · Ample driveway parking · Electric gates · Attractive private lawn garden
Two further garden areas including hot tub · EV charging point · Popular village · Conveniently located

Farnham is a popular and picturesque village, conveniently located just 3 miles to the north of the historic market town of Knaresborough. The town offers an excellent range of everyday amenities, with further facilities available in the neighbouring towns of Harrogate and Boroughbridge and the cathedral City of Ripon. For the commuter, there are excellent local road networks including the A61, A59 and A1(M), all providing good connections to the regional and national motorway network. The railway station in Knaresborough provides mainline access to Leeds and York – London's Kings Cross is within 2/2½ hours travelling distance. Leeds/Bradford airport is 19 miles to the south west.

Originally built in 1680, Manor Farm is one of the oldest properties in the village and seamlessly blends modern living within a period building having been fully developed around 20 years ago by a well regarded local developer. The property provides high quality, spacious accommodation over two floors which briefly comprises: Spacious reception hall, cloak room, sitting room, family room, dining kitchen, study, utility room and snug room complete the ground floor.

AN IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME WHICH IS PRESENTED IN IMMACULATE CONDITION THROUGHOUT PROVIDING SPACIOUS ACCOMMODATION ACROSS TWO FLOORS WITH GENEROUS GARDENS, AMPLE PARKING AND A DOUBLE GARAGE, LOCATED IN THE HEART OF THIS POPULAR VILLAGE, WELL PLACED FOR EASY ACCESS TO KNARESBOROUGH AND HARROGATE.





The first floor feeds off a large, galleried landing with principal bedroom to the rear with dual aspect, contemporary en-suite shower room and a dressing room, there is a large guest bedroom with walk in wardrobe and an en-suite shower room, there is a house bathroom with separate shower cubicle, three further bedrooms and a shower room completes the internal accommodation.

Outside the property are four different garden areas including an attractive front lawn garden with mature trees, behind the property accessed via both the kitchen and sitting room is an easy to maintain landscaped garden with beautiful raised floral borders, a pond, hot tub and steps up to a raised paved seating area positioned under a pergola which in turn leads to the very private, enclosed lawn which runs the entire depth of the plot and has various mature fruit trees and floral borders. There is a final large, enclosed seating area accessed via the main entrance hall and family room which is paved and has various seating areas within. Adjacent to this garden area is the parking driveway and double garage which is accessed via the electric gates.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

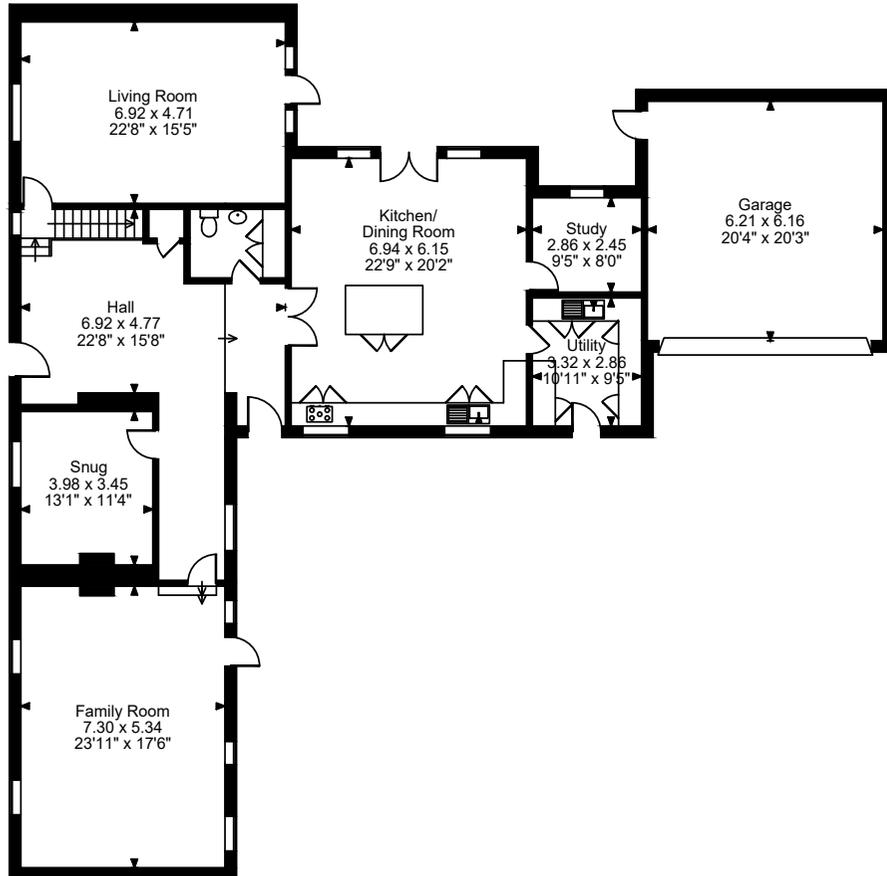
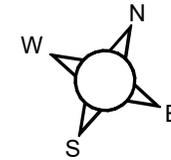
Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by an oil fired boiler. EV charging point.

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

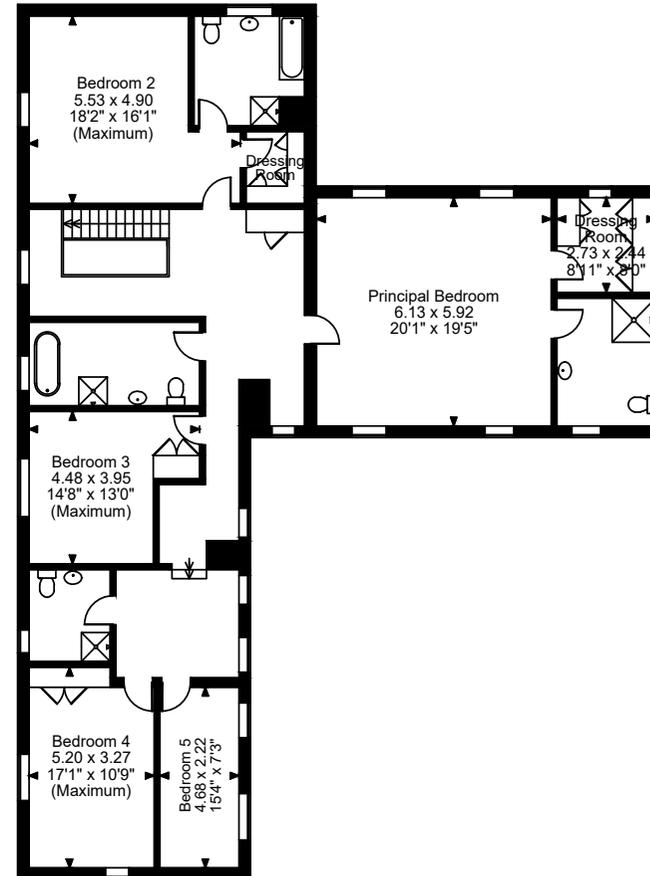
Directions - HG5 9JE: From Knaresborough head north on the A6055 towards Boroughbridge. Proceed past the car dealership and straight on at the roundabout. At the tight right hand bend, take the turning left to Farnham. At the T junction, turn left. Immediately before the central village green, Manor Farm is on the right.



Manor Farm, Shaw Lane, Knaresborough
Approximate Gross Internal Area
Main House = 4142 Sq Ft/385 Sq M
Garage = 412 sq ft / 38 sq m
Total = 4554 Sq Ft/423 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13 - 15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

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