



**FLAXBY GRANGE**

Flaxby, Near Knaresborough

**Carter Jonas**



## **FLAXBY GRANGE, FLAXBY, NEAR KNARESBOROUGH, HG5 0RR**

Attractive detached family home • Peaceful village location • Five double bedrooms • Beautifully presented Three bathrooms • Incredible Family/Dining/Kitchen Two further reception rooms • Impressively extended Boot room • Downstairs cloakroom • Utility room Pantry • Triple garage (two currently utilised as gym) Gated off street parking for several vehicles • Additional parking in front of garages • Stunning south facing gardens • Greenhouse • Wood store & potting shed

This generous family home is presented to a fabulous contemporary standard with a vast, impressively extended family kitchen room which is the heart of the home, this exceptional property briefly comprises: Entrance hall with understairs storage, to the left is the stunning family kitchen which is flooded with natural light courtesy of the floor to ceiling glass sliding doors and three roof lanterns, this space boasts two sitting areas, one with traditional log burner and the other with a contemporary burner, a dining area and feature island, the kitchen is a cooks paradise with both Aga which is also complimented by modern cooking appliances, there is also a pantry with access into the triple garage (two are being utilised as a home gym currently) and a door to the side patio providing access to the rear gardens, the ground floor has two further reception rooms, a downstairs cloak room with separate boiler room and a utility room and a great boot room with bespoke cabinetry and a porch leading to the additional gated parking area, log store and rear gardens.

The first floor opens onto a spacious landing which has an access ladder to the large loft space which has planning permission granted to convert if required. On the west elevation is the principal bedroom with walk in wardrobe and modern en-suite shower room, a guest bedroom with en suite shower room three further double bedrooms and a house bathroom and seperate shower completes the first floor accomodation.

**FLAXBY GRANGE IS AN EXCEPTIONAL PROPERTY WHICH HAS BEEN IMPRESSIVELY EXTENDED AND SIGNIFICANTLY ENHANCED TO OFFER AN INCREDIBLE FAMILY HOME OF GENEROUS PROPORTIONS AND IN EXCESS OF 4,000 SQFT WITH OUTSTANDING ENTERTAINING SPACE IN A UNIQUE SEMI-RURAL VILLAGE LOCATION WITH A FABULOUS SOUTH FACING GARDEN AND AMPLE PARKING AND GARAGING.**





The outside of the property is also impressive with a pretty walled front garden with mature trees and borders with pathways from the triple garage and parking to the front door. To the western side of the house is the additional gated area and the rear entrance into the house via the boot room, this area provides secure parking for several vehicles in addition to the brick-built log store and potting shed.

The beautiful south facing rear gardens are well established with a large expanse of flat lawn with mature trees, pretty floral beds and borders, a green house with raised vegetable planters and several tiled areas for sitting and relaxing. The garden benefits from far reaching views over the former Flaxby golf course where wild deer are regularly spotted grazing.

Flaxby Grange is perfectly positioned within the popular village of Flaxby, located 3 miles to the east of Knaresborough and convenient for access onto the A1(M) providing easy commuting to Yorkshire commercial centres including those of Harrogate, Leeds and York. There is a good range of everyday shopping and recreational amenities in Knaresborough with more extensive facilities in Harrogate and York. Local train stations in Knaresborough or Cattal village provide regular services to the neighbouring larger towns and cities.

## ADDITIONAL INFORMATION

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

**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423

**Directions - HG5 0RR:** From Knaresborough proceed east along the A59 towards York. Turn left onto York Road heading into Flaxby village. Continue through the village and take the right hand fork and Flaxby grange is the penultimate property on the right.





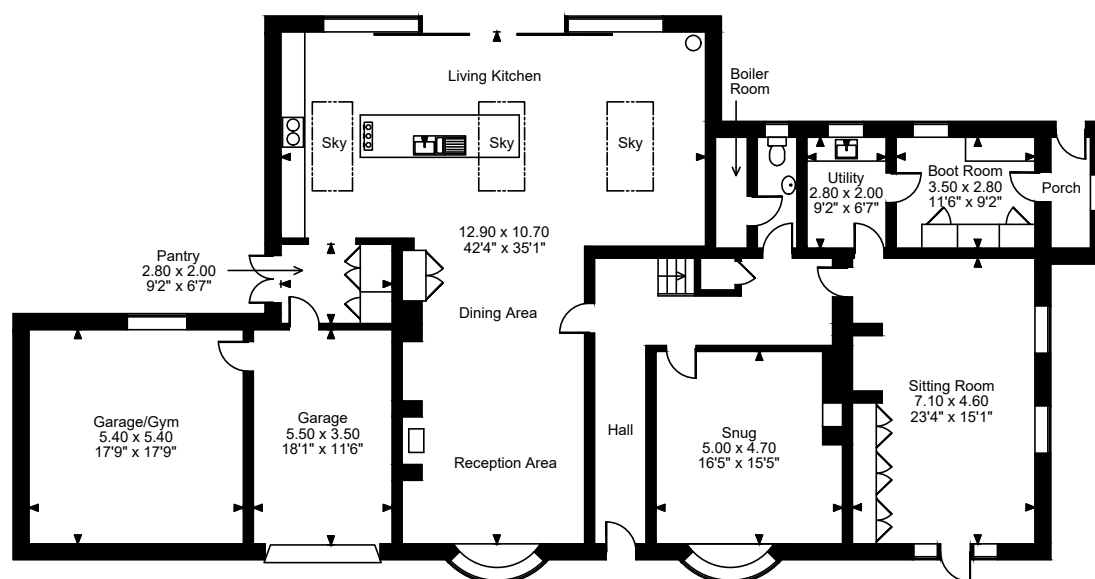
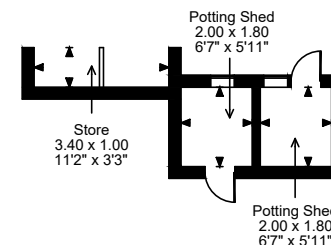
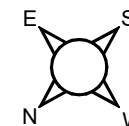




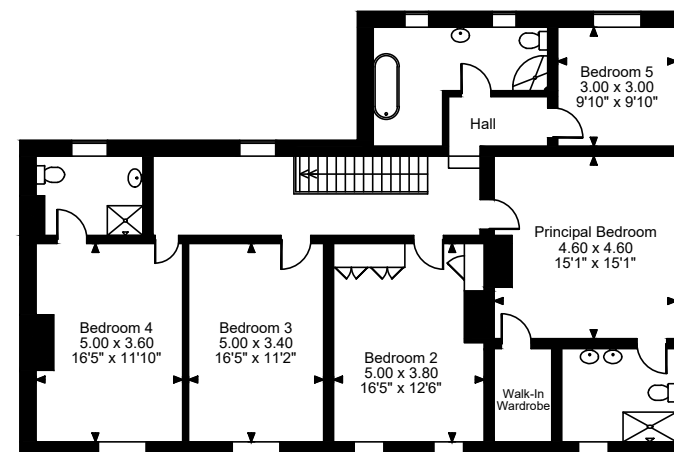




**Flaxby Grange, Flaxby, Knaresborough**  
**Approximate Gross Internal Area**  
**Main House = 4,090 sq ft / 380 sq m**  
**Garage = 210 sq ft / 20 sq m**  
**Outbuilding = 119 sq ft / 11 sq m**  
**Total = 4,419 sq ft / 411 sq m**



**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		





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