



**THE BARN, THISTLE HILL FARM, THISTLE HILL, KNARESBOROUGH, HG5 8LS**  
£2,995 per month

**Carter Jonas**



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## **THE BARN, THISTLE HILL FARM, KNARESBOROUGH, HG5 8LS**

- Barn Conversion
- Available Now
- Gas Central Heating
- Pets Considered
- Council Tax Band F
- EPC Rating C

### **THE PROPERTY**

Available immediately, The Barn is an impressive four bedroom barn conversion situated on Thistle Hill, occupying a stunning, semi-rural position overlooking open countryside.

With views towards the River Nidd, this property offers a high standard of accommodation, a tranquil setting and a superb location just 1 ½ miles out of Knaresborough's town centre.

Sympathetically renovated the barn offers traditional charm with a contemporary finish. The current owners have lovingly restored the property and enhanced the space and setting.

There is an abundance of natural light paired with a welcoming homely feel.

Offered unfurnished, The Barn briefly comprises: utility room with ample storage and space for a washing machine as required with a separate w/c, stunning open plan kitchen dining room with a range of modern units, granite work surfaces and integrated double oven, dishwasher, microwave, five ring induction hob with extractor over and under-floor heating. A stunning living room with a feature log burning stove leads to a further two reception rooms which could be used as study/home office areas or as additional bedrooms if required.

A full height open plan mezzanine level with exposed beams and oak balustrade leads to the first floor landing area and comprises a spacious primary bedroom with en-suite facilities including a large walk in shower and under floor heating.

There are a further three spacious double bedrooms with far-reaching views and a modern house bathroom with free standing bath, large walk in shower, sink, w/c and under floor heating.

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Outside, the barn occupies a corner plot. It shares a well maintained communal courtyard to the front, offers parking, an outside store and a secluded position set off the main road with a large patio area situated to the rear.

Close to the River Nidd, Knaresborough is a sought after residential area. The picturesque town centre provides a variety of everyday facilities including a good selection of shops, restaurants and schooling facilities.

The town also has a useful railway station which provides services to Harrogate, Leeds and York.

For the commuter, there is nearby access onto the A658 southern bypass which in turn gives easy access onto the A1(M).

Pets Considered.

The deposit will be £3,455 (5 week's rent) at a rental value of £2,995 per calendar month.

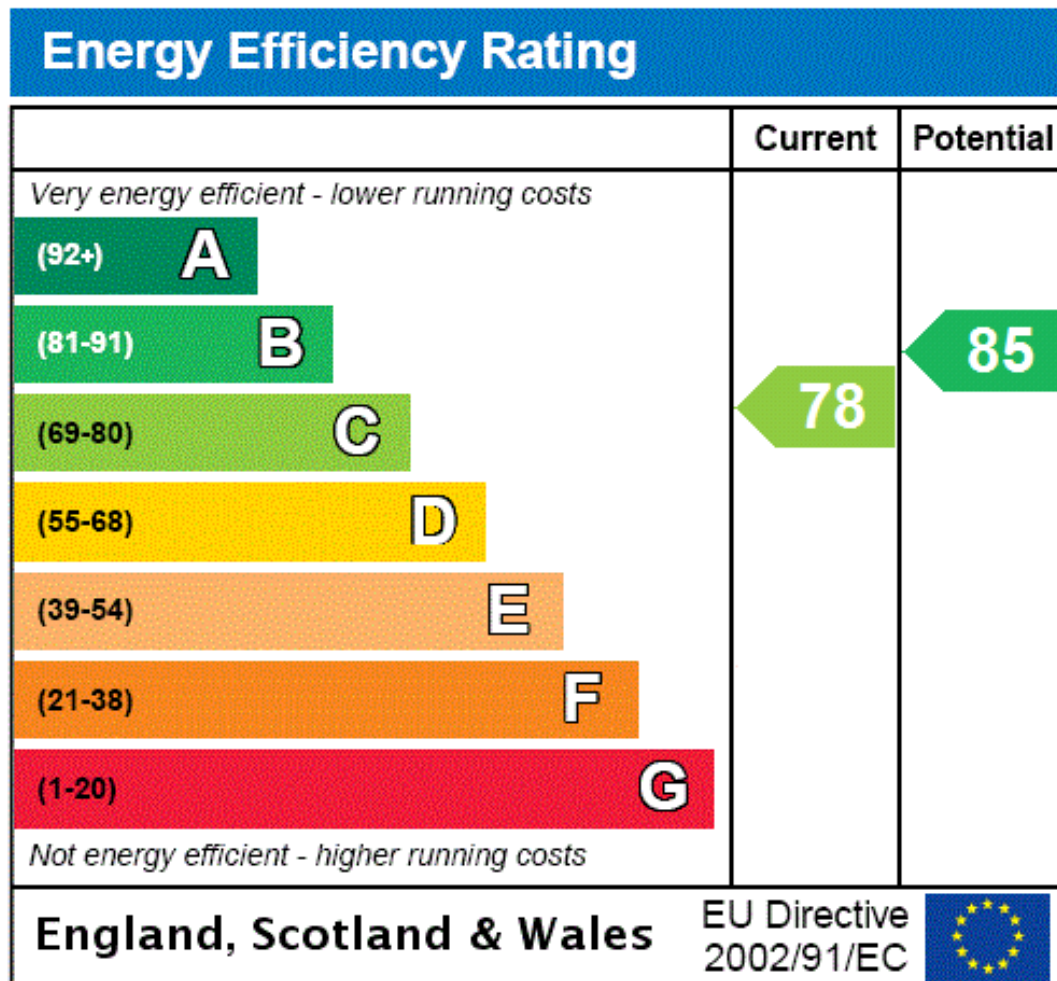
The holding deposit will be £691 (1 week's rent) at a rental value of £2,995 per calendar month.

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band F







# **IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that this content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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