



Guide Price £675,000

HUNTERS[®]
EXCLUSIVE

Council Tax: F

Middle Barn Lodge is a truly stunning four bedroom period family home with double garage and attractive enclosed rear garden. The property offers generous and flexible living space throughout, making it an ideal purchase for a wide range of buyers and is located in the heart of this highly desirable village of Flaxy, offering easy access Knaresborough and the A1.

Full of charm and character, the light and airy accommodation is presented to a very high standard and comprises: Entrance hallway, guest WC, lounge with feature floor to ceiling window and central brick built fireplace with log burning stove opening to a large dining room with exposed brick wall and sliding doors opening to the rear garden, study, quality fitted Royal Doulton breakfast kitchen with granite work tops, utility room, four generous first floor bedrooms, bedroom one with dressing area and en-suite shower room and main house bathroom.

To the outside the property has spacious and enclosed rear garden laid mainly to lawn with raised patio seating area and door leading to an attached double garage housing the oil tank, electric roller door and rear driveway providing off road parking for two cars.

Middle Barn Lodge, The Grange, Knaresborough, HG5 0RJ

DESCRIPTION

Entrance Hall

Access via wooden entrance door, radiator, stairs to first floor, under stairs storage cupboard, wood flooring, doors to:

Lounge / Dining Room

24'11" x 20'9"

Double glazed windows to front and rear elevations, double sliding door to rear garden, three radiators, feature fire place with log burning stove, wood flooring, inset ceiling spot lights, TV point, exposed brick wall.

Kitchen

13'8" x 9'10"

Quality range of wall and base mounted units with granite working surfaces over with inset stainless steel sink unit and mixer tap, ceramic hob with extractor hood over and double built in electric oven below, integrated dishwasher, fridge and freezer, tiled floor, inset ceiling spot lights, double glazed window to rear elevation, space for table, through to:

Utility

13'6" x 6'2"

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer, tiled floor, double glazed window to rear elevation, door to rear garden.

Study

10'3" x 6'9"

Double glazed window to front elevation, radiator.

WC

Low level WC, wash hand basin.

First Floor Landing

Doors to:

Bedroom One

15'0" x 14'0"

Double glazed windows to rear elevation, radiator, through to:

Dressing Aarea and Ensuite

Low level WC, corner shower cubicle with shower over and glazed screen, wash hand basin, tiled walls and floor, double glazed window to front elevation.

Bedroom Two

12'11" x 7'2"

Double glazed window to front elevation, radiator.

Bedroom Three

11'8" x 9'6"

Double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom Four

11'1" x 9'5"

Double glazed window to rear elevation, radiator.

Bathroom

Quality modern suite comprising panel bath, corner shower cubicle, low level WC, wash hand basin, tiled floor and walls, inset ceiling spot lights, double glazed window to front elevation.

Double Garage

17'8" x 17'5"

Electric up and over door, oil tank, rear access door to garden.

Rear Graden

Attractive and mature enclosed rear garden with lawn area and flower beds, paved patio dining area, access to garage.

EPC

Environmental impact as this property produces 10.0 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; F



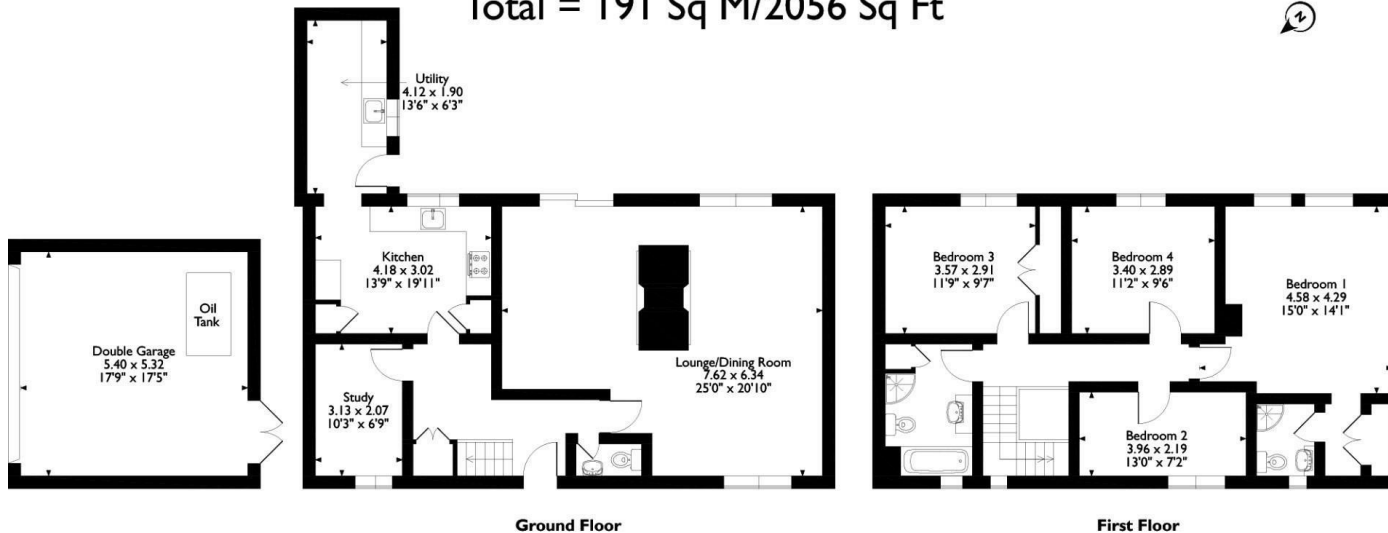


Middle Barn Lodge, 2 The Grange, Flaxby, Knaresborough HG5 0RJ

Approximate Gross Internal Area
Main House = 162 Sq M/1744 Sq Ft

Garage = 29 Sq M/312 Sq Ft

Total = 191 Sq M/2056 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

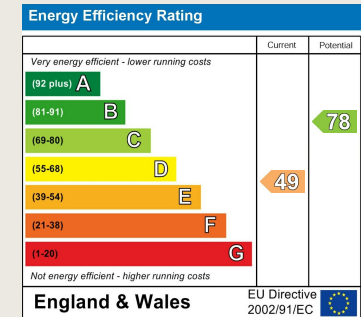
01423 536222

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

harrogate@hunters.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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