



Hillcrest

Main Street, Scotton, Knaresborough

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A superb newly built family home with an impressive plot, centrally located in a highly convenient, sought-after village

A contemporary double-fronted eco-friendly property with excellent eco credentials, quality fixtures and fittings and neutral décor throughout, all combining to create an elegant, practical and cohesive living and entertaining environment. It is located in an elevated spot in a peaceful leafy corner of a picturesque village, near to local and town centre amenities.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



2-STOREY DOUBLE GARAGE



LARGE PLOT



FREEHOLD



VILLAGE



**3,396 SQ FT
(315 SQ M)**



**OFFERS OVER
£1,100,000**



The property

Hillcrest is a modern stone-built, double-fronted family home offering almost 3,400 sq. ft of light-filled flexible accommodation arranged over three floors. The property combines solar panelling, the best in modern insulation standards, zoned underfloor heating across the ground floor and Cat 6 cabling with quality fixtures and fittings including stylish Villeroy and Boch sanitaryware and neutral décor throughout. The current owners have meticulously designed this 'eco-friendly' property to an exacting standard that is showcased in the impressive predicted grade efficiency rating.

Configured to create the perfect family and entertaining balance, Hillcrest features a wealth of wood-effect porcelain floor tiling throughout most of the ground floor accommodation which flows from a welcoming reception hall with useful storage and cloakroom.

It comprises a bright and airy, front aspect sitting room of generous proportions and a useful home and study/office. The heart of the home is the magnificent

open plan, L-shaped 35 ft kitchen/dining/garden room. The kitchen itself has a range of bespoke David Charles wall and base units including a breakfast bar, quartz work surfaces, modern integrated Bosch appliances, the adjacent fitted utility room provides additional space for storage appliances with a door to the side driveway. The dining area has ample space for a sizeable family table and opens into a sizable garden room with a splendid sky lantern, full-height rear aspect glazing and French doors to the garden flooding the space with natural light.

Stairs rise from the reception hall to the first-floor landing with useful storage, giving access to two front and two rear aspect double bedrooms, one with a sleek en suite shower room. Completing the first floor is a family bathroom with bath and separate shower enclosure.

The second floor is dedicated to a spacious vaulted principal bedroom with a dressing room and an en suite bathroom also with freestanding bath and separate shower enclosure, two skylights and windows providing plenty of natural light.



Outside

Occupying a sizable and elevated plot that enjoys views over the village and surrounding countryside beyond. Having plenty of kerb appeal, the property is set behind stone walling and is approached over a gravelled side driveway providing private parking and giving access to a detached stone-built, two-storey double garage to the rear. The garage has electric doors and external steps with a useful garden store under rising to a 17 ft vaulted first floor room with two skylights, suitable for a variety of uses including as a further home office, games room or gym.

The front and wraparound rear gardens are laid mainly to gently-sloping lawn and offer the prospective purchaser the opportunity for landscaping to further maximise the stunning far-reaching views over.

Location

Enjoying easy access to the Yorkshire Dales and Yorkshire Moors, the picturesque village of Scotton neighbours the River Nidd and has a church, village hall, garage, gastropub, playing field, primary school, cricket club and an angling club, open to residents, with fishing rights on the river. Knaresborough is an historic market town with excellent shopping, a regular market and numerous river attractions. More extensive shopping, service, leisure and cultural facilities are available in Harrogate, Boroughbridge and Ripon. Local sporting amenities including numerous golf courses, Ripon Sailing Club and racing at Wetherby, York and Ripon.

The A1(M) gives access to the north and south of the country and motorway network, Knaresborough station offers services to York, Leeds, Edinburgh and central London (London Kings Cross 2 hours 41 minutes), and domestic and international flights are available from Leeds Bradford Airport. The area offers a wide range of state primary and secondary schooling together with a good selection of independent schools.



Distances

- Knaresborough 2.3 miles
- Harrogate 6.3 miles
- Boroughbridge 7.6 miles
- Ripon 9.6 miles
- Leeds Bradford Airport 16.8 miles
- York 19.6 miles
- Leeds 20.2 miles

Key Locations

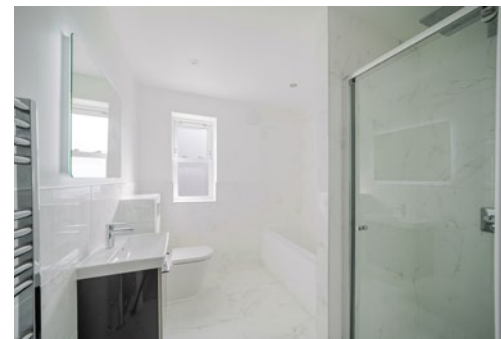
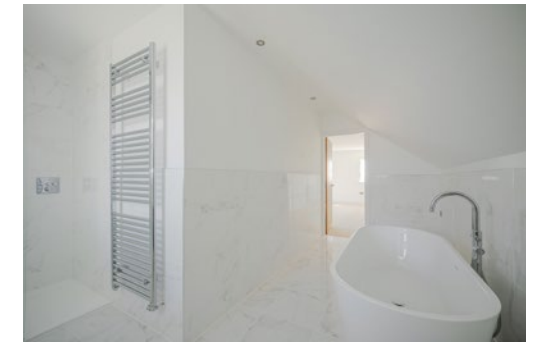
- Knaresborough Castle
- Mother Shipton's Cave
- Bettys Tea Rooms
- Allerton Castle
- Ripley Castle
- Fountains Abbey
- Brimham Rocks
- Newby Hall and Gardens

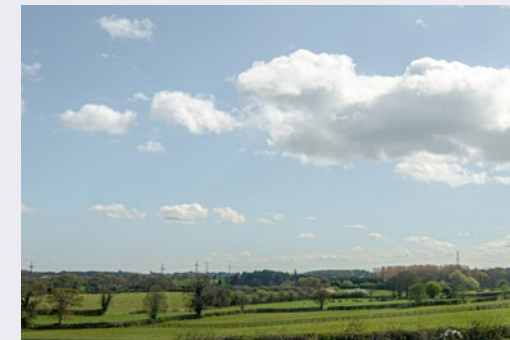
Nearby Schools

- Harrogate Grammar School
- Brackenfield School
- Ashville College
- Belmont Grosvenor School
- St Aidan's CofE High School
- Rossett School
- King James School
- Staveley Community Primary School
- Rocliffe CofE Primary School
- Meadowside Academy
- Aspin Park Academy
- Otlands Infant School
- Western Primary School

Nearby Stations

- Knaresborough





Floorplans

House internal area 3,396 sq. ft (315 sq. m) - (Excluding Garage)
For identification purposes only.

Directions

HG5 9HS

what3words: ///grins.botanists.fells

General

Local Authority: North Yorkshire County Council

Services: Mains gas and water, with pipework for air source heating if required. Ground floor underfloor heating. Solar panels. Mains drains.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: To be confirmed

EPC Rating: PEA Rating A

Agents notes: CGI's used in the marketing

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642494/SS

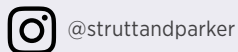
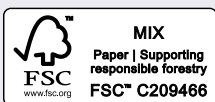
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

