



Manor Farm House
Moor Lane, Arkendale, Knaresborough

A stunning Georgian style property with a wealth of splendid original details as well as an attractive and generous garden.

A charming, detached period farm house with four bedrooms that has been lovingly modernised to combine modern amenities with impressive character features creating the perfect family and entertaining balance. Set in a delightful, prominent position in the heart of the village of Arkendale, opposite St. Bartholomews church.



**4/5
RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



**DOUBLE
GARAGE**



**GENEROUS
PLOT**



FREEHOLD



VILLAGE



**3,241 SQ. FT /
301.1 SQ. M**



**GUIDE PRICE
£1,250,000**

The property

Manor Farm House is a handsome property that displays pristine white rendered elevations outside, while inside there are plenty of splendid original details, including exposed timber beams and brickwork, combined with elegant, understated modern fittings and décor. It offers a total of 3,241 sq. ft of flexible and light filled accommodation. An inviting reception hall with parquet flooring provides access to the two reception rooms at the front of the property. The comfortable drawing room features a central fireplace with log burning stove creating the perfect environment to unwind in. Across the hall is the generous formal dining room which is currently used as a playroom.

The heart of the home is the magnificent L-shaped, open-plan living, kitchen and dining area. The kitchen is beautifully appointed with a gas fired Aga, modern integrated appliances and a butler sink. The extensive range of painted Shaker-style fitted units with a mix of

oak and granite work surfaces are complemented by the solid oak flooring and large central island with breakfast bar. The dining area provides ample space for a good-sized family table and chairs. The Bi-fold doors in the living area flood this room with plenty of natural light throughout the day. Adjacent to the kitchen is the useful utility/laundry room with concealed access to the cellars, this room provides further storage and space for appliances.

Further living and entertaining space is available in the fabulous sitting room at the rear. Accessed via a rear hallway/boot room, the sitting room features a vaulted ceiling, skylights and a stunning exposed brick wall with an imposing fireplace that is fitted with a log burner. Adjoining the sitting room there is a private study for home working and completing the ground floor is a cloakroom.



The first floor provides four well-presented double bedrooms, including the generous principal bedroom with wooden panelling and walk-in dressing room which could be easily transformed to create an en suite shower room as the plumbing has already been installed. An equally impressive second bedroom benefits from a modern en suite bathroom featuring tongue and groove panelling and contemporary tiling, fitted vanity unit with marble top and underfloor heating. Finally, the family bathroom with a freestanding roll-top bathtub, a separate shower unit, a Tikamoon vanity cabinet and also benefits from underfloor heating.

Distances

- Knaresborough 4.0 miles
- Boroughbridge 4.6 miles
- Harrogate 7.2 miles
- Ripon 10 miles
- Wetherby 10 miles
- York 17 miles

Outside

At the front of the house there are well-presented gardens with a dwarf wall border with wrought iron railings, various shrubs and hedgerows and a central pathway, bordered by box hedging that leads to the entrance. A private gated driveway provides ample parking for several vehicles and leads to the detached double garage. An arched gate opens to the rear garden which features a large flagstone patio area with steps leading to an area of gravel terracing. Beyond the patio there is a level lawn, which extends to approximately 100ft with a sunny west-facing aspect. The garden is enclosed by high hedgerows for a sense of peace and privacy. There is also a secondary vehicular access with additional parking.

Nearby Stations

- Knaresborough Station
- Starbeck Station
- Harrogate Station
- Hornbeam Park Station



Location

The property is situated in the heart of the charming village of Arkendale, opposite the stunning historic St. Bartholomews church and just moments from the beautiful surrounding countryside. The village has a vibrant and lively community for families and offers a local pub and a village hall. The bustling North Yorkshire market and spa town of Knaresborough is just four miles away. Knaresborough has a good selection of local amenities, including a variety of shops and supermarkets, a post office and several pubs and restaurants.

Harrogate has a wider variety of shopping, plus an array of excellent leisure facilities, including the superb Harrogate Golf Club, and cultural facilities, including cinemas, theatres and galleries. The area is well connected by road, with the A1(M) less than four miles away.

The surrounding area offers a good selection of schools for all ages including primary schools

in the nearby villages of Marton cum Grafton, Staveley and Goldsborough. Excellent secondary schools are available in Boroughbridge, Knaresborough and Ripon. There is also a number of renowned independent schooling within the region.

Nearby Schools

- Marton-Cum-Grafton CofE Primary School
- Meadowside Academy in Knaresborough
- St. Aidan's
- Queen Ethelburga's College
- Ashville College
- Harrogate Grammar School
- Harrogate Ladies' College
- The Mount School York





Floorplans

Ground floor 1,743 sq. ft (161.9 sq. m)

First floor 1,054 sq. ft (97.9 sq. m)

Garage 310 sq. ft (28.8 sq. m)

Store 134 sq. ft (12.5 sq. m)

Total 3,241 sq. ft (301.1 sq. m)

For identification purposes only.

Directions

HG5 0QU - [what3words](https://what3words.com/pasting.smiling.butterfly) - pasting.smiling.butterfly

General

Local Authority: North Yorkshire County Council

Services: Mains water, electricity, drainage and Gas central heating.

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

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

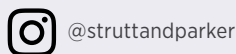
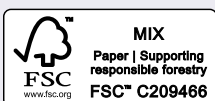
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