VERITY
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FOLLY HILL HOUSE, SHAW LANE, FARNHAM, HG5 9JE

OFFERS OVER £1,000,000

FOLLY HILL HOUSE, SHAW LANE,

Farnham, HG5 9JE

A stunning and most individual six-bedroom detached home offering extensive accommodation extending to in excess of 4,100 square feet.

This contemporary property has been skilfully built and developed to now reveal very stylish and flexible accommodation arranged over two levels.

The property enjoys a most attractive and very private position on the edge of the fashionable village of Farnham, within five minutes' drive of Knaresborough and well placed for the A1(M) and daily commuting to Yorkshire's principal business districts. An early internal viewing is strongly recommended to appreciate this exceptional home.

Open-Plan Living Space With Sitting, Dining And Kitchen Area ·
3 Reception Rooms / Bedroom 6 · Shower Room

Lower Ground Floor: 6 Bedrooms · 3 En-Suites · House Bathroom · Gym

Double Garage · Landscaped Gardens

ACCOMMODATION

GROUND FLOOR
Front entrance door leads to an exceptional open-plan living space with tiled floor, incorporating a good-sized siting, dining and kitchen areas with bi-folding doors and windows to the rear. The stylish kitchen includes a central island, feature fitted appliances and granite work surfaces. Sliding doors lead to a formal living room with log-burner and feature bi-folding doors to two sides opening onto the terrace.

There are two further good-sized rooms which can either be used as further bedrooms, study or a media room, in addition to a fully tiled shower room. A second stairs leads down to a gym with fitted storage cupboards. Utility / Plant Room

LOWER GROUND FLOOR
A glazed staircase leads to the lower ground floor which offers very generous accommodation comprising five double bedrooms, three en-suite shower rooms, together with the house bathroom. The master bedroom is a very good-size and has a dressing area. All the bathrooms are well equipped with modern tiling and good-quality fittings.

OUTSIDE
A private security gate and long driveway lead to a double garage with electrically-operated up-and-over door.

Delightful, professionally landscaped garden incorporate a generous terrace and seating area, shaped lawned area to the side and attractive planting. Small woodland area to the side.

FLOOR PLAN

Ground Floor

Lower Ground Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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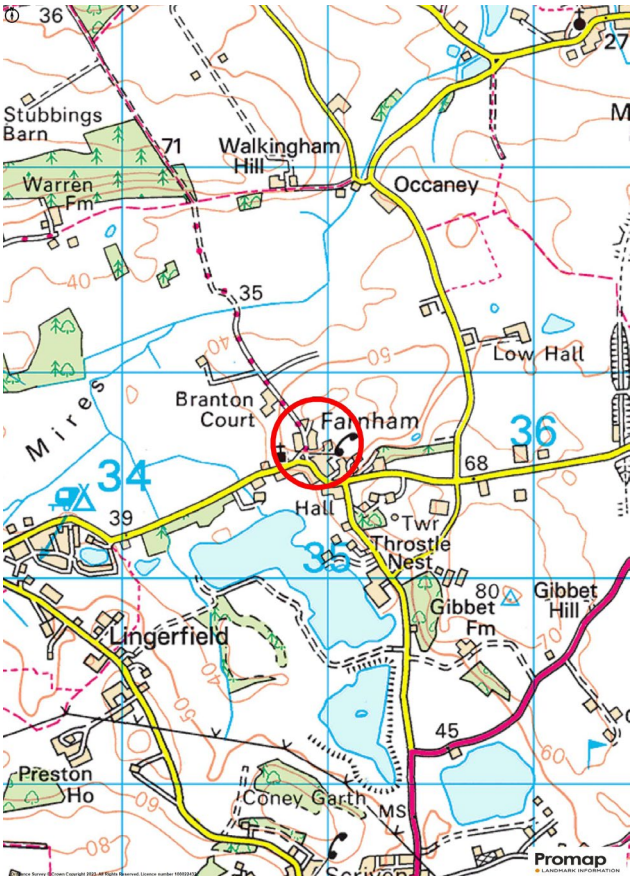
Services
All mains services connected.

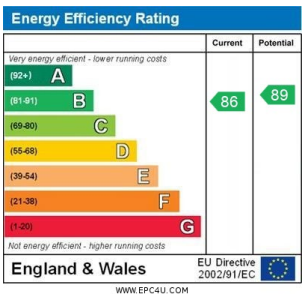
Tenure
Freehold

Council Tax Band - yet to be assessed.

Agent's Note
The property has the benefit of air-source heating and an MVHR system. There is also under-floor heating (water-based) throughout the house.
The property also has permission to install solar panels.
Electric car charging point.

EPC - B





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