



VERITY
FREARSON

BRIDGE VIEW, CALCUTT, KNARESBOROUGH, HG5 8JF

GUIDE PRICE £900,000

BRIDGE VIEW, CALCUTT,

Knaresborough, HG5 8JF

An exceptional six/seven-bedroom detached family home extending to almost 3,300 square feet, offering beautifully presented and highly versatile accommodation arranged over three floors, together with a separate self-contained annexe, generous parking and attractive landscaped gardens, all occupying a desirable position within walking distance of Knaresborough town centre and open countryside.

The property enjoys a highly convenient location close to the excellent amenities of Knaresborough, including shops, cafés, schools and rail links, whilst also benefiting from easy access to Harrogate, the A1(M) and the wider Yorkshire region.

Combining substantial accommodation, excellent outdoor space and a versatile detached annexe with income-generating potential, this is an outstanding family home in a highly sought-after setting.

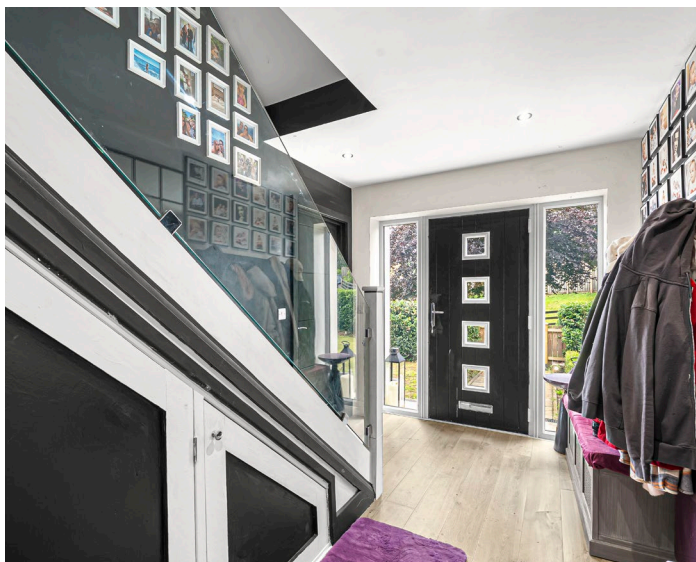


2 Reception Rooms · Living Kitchen · Cloakroom · Utility Room

7 Bedrooms · 4-En-Suites · Bathroom

Ample Off-Road Parking · Studio / Workshop · Landscaped Gardens







ACCOMMODATION

GROUND FLOOR

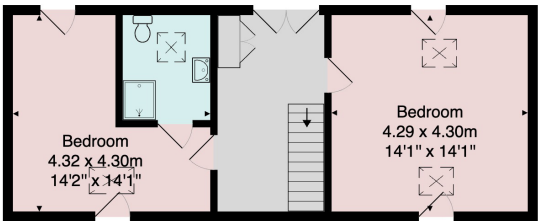
The property reveals spacious and well-balanced accommodation ideally suited to modern family living. The heart of the home is the stunning open-plan living kitchen and dining area, a superb space for both everyday life and entertaining, featuring bi-folding doors opening directly onto the rear gardens.

A large dual-aspect reception room provides further flexible living space and is currently arranged to incorporate both sitting and fitness areas. The ground floor also benefits from a utility room and cloakroom.

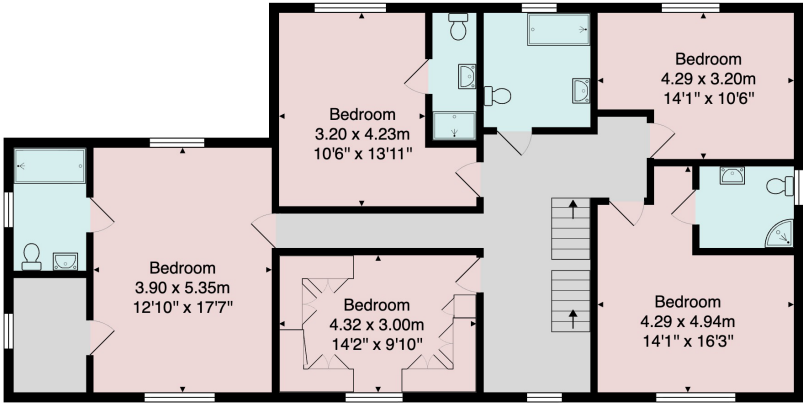
FIRST FLOOR

To the first floor there are five generous double bedrooms, three of which enjoy en-suite facilities. One bedroom is currently utilised as a dressing room, whilst a stylish house bathroom serves the remaining accommodation. The second floor provides two further double bedrooms together with an additional en-suite shower room, offering ideal space for guests, older children, home working or multi-generational living.

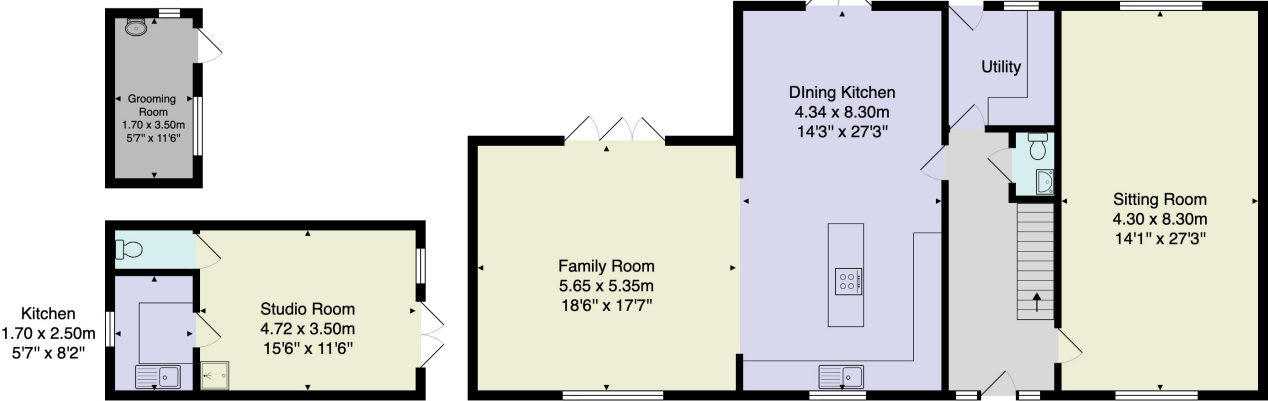
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 326.6 m² ... 3516 ft²

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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Outside

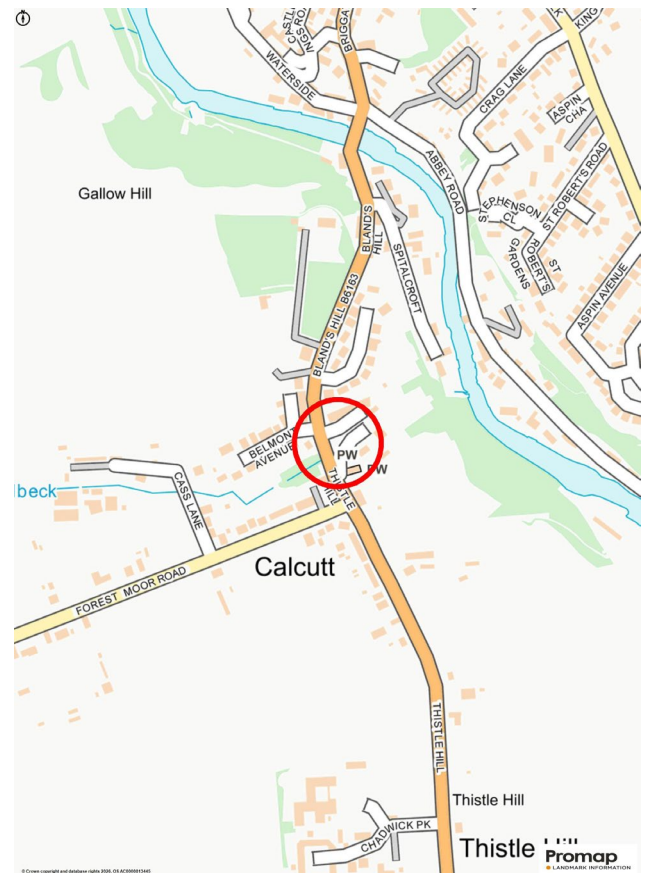
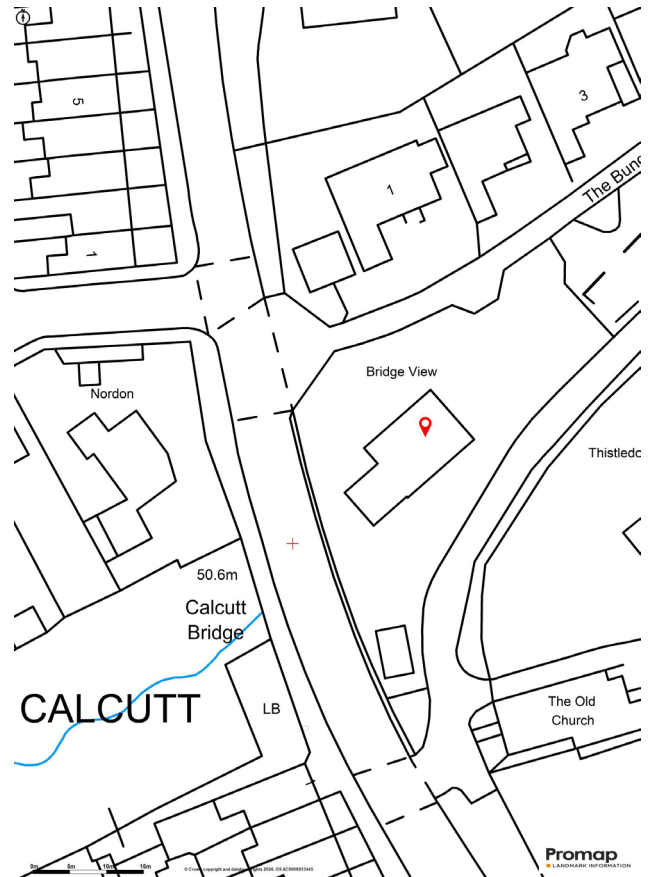
Outside, a private driveway provides parking for several vehicles and incorporates an EV charging point. The attractive gardens have been thoughtfully landscaped to create a variety of outdoor living spaces, including paved entertaining terraces, a louvred pergola and extensive lawned areas. The gardens are securely enclosed and provide an ideal environment for families and pets alike. Also within the grounds is a detached self-contained annexe comprising studio accommodation with a kitchen area and shower room, offering excellent potential for guest accommodation, multi-generational living, home working or as an investment opportunity, having previously been successfully rented. A detached timber workshop, currently used as a grooming room, provides further versatile space for hobbies, business use or storage.

Services

All mains services connected.

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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