



West View Barn

Moor Lane, Arkendale, Knaresborough HG5 0QU

£515,000

maxwell hodgson

estate agents

A MOST ATTRACTIVE STONE AND COBBLE BARN CONVERSION IN A COURTYARD LOCATION.

SPACIOUS SPLIT LEVEL ENTRANCE HALL, CLOAKROOM/WC, KITCHEN/BREAKFAST ROOM, SITTING ROOM, DINING ROOM, STUDY. MASTER BEDROOM WITH ENSUITE SHOWER ROOM, 3 FURTHER BEDROOMS, HOUSE BATHROOM
DOUBLE GARAGE, ENCLOSED WALLED SOUTH FACING FRONT GARDEN, DELIGHTFUL REAR GARDENS

Originally renovated by CK Batchelor Ltd of Harrogate, local builders of excellent repute, West View Barn is a delightful four bedroom Grade II Listed barn conversion, stylishly appointed and full of character and charm. Features include: exposed oak beams, deep windowsills, skirtings and ceiling cornicing, a spacious split level hall and landing and ornate open fireplace. Superbly appointed throughout, including bespoke fitted breakfast kitchen with underfloor heating. Double French doors lead out to entertaining areas from both the breakfast kitchen and sitting room, large separate dining room and a study. Three double bedrooms with built in furniture, the master bedroom also has a contemporary ensuite shower room with underfloor heating. There is also a fourth single bedroom and family bathroom. Outside there are delightful enclosed gardens to both front and rear and a double garage. Location

Arkendale is conveniently situated between Harrogate and York, and a short distance from Queen Ethelburgas and Cundall Manor, There is a daily bus service to Ripon and Harrogate. This picturesque and highly desirable village enjoys a strong community spirit with a village hall, church and a well-regarded recently renovated pub. There is an Outstanding primary school close by in the village of Marton cum Grafton which also provides an excellent post office and shop, tennis courts, sports field and children's play area. The railway stations of Hammerton and Cattal are a short drive away, and a variety of good local facilities can be found in the nearby market towns of Boroughbridge and Knaresborough.

Entrance Hall

Part glazed entrance door from the rear garden, oak floor. Radiator. Understairs storage cupboard. Stair down to split level giving access to study, dining room and sitting room. Attractive return staircase to first floor.

Cloakroom/WC

White Low flush WC, wash hand basin, tiled splash back, radiator. Side window.

Kitchen Breakfast

15'2 x 12'2 (4.62m x 3.71m)

Excellent range of craftsman made units comprising of base and wall units including part glazed display eye level units and corner display units, drawers and deep pan drawers. Polished black granite work surfaces with moulded drainer, inset Franke stainless steel one and a quarter sink with mixer tap and filtered water tap, Additional Beech work surfaces, Recently replaced Vaillant gas central heating boiler. Tumbled marble splash backs. Integrated Bosch dishwasher, Neff built under electric fan oven and 5 ring gas hob with extractor hood above. Limestone floor with underfloor heating. Double French doors opening to stone patio to rear. Inset ceiling downlights, under unit lighting. Radiator. Windows side and rear. Side entrance door.

Sitting Room

15'1 x 14'2 (4.60m x 4.32m)

Feature period style open fireplace with cast iron inset and raised granite hearth. Double French doors opening onto south facing patio and front garden. Deep cornicing, Two radiators, windows front and rear.

Dining Room

15'1 x 10'6 (4.60m x 3.20m)

Radiator, Two windows to front, cornicing.

Study

10'1 x 8'1 (3.07m x 2.46m)

Radiator, window to side. Fitted full height book shelving.

First Floor Landing

Spacious split level landing, exposed beams, radiator, shelved airing cupboard housing the hot water cylinder and immersion heater. Windows to both sides.

Master Bedroom

15'1 x 14'10 (4.60m x 4.52m)

Fitted with an excellent range of his and hers built in wardrobes with part glazed doors providing a combination of full height hanging space and shelving. Two radiators, window to front and rear elevations.

Ensuite Shower Room

Recently refitted to an excellent standard with contemporary white suite comprising enclosed shower cubicle, high quality glass door, pumped direct shower, wash hand basin and low flush WC. Fully tiled walls. Heated towel rail. Extractor fan. Tiled floor with underfloor heating. Inset ceiling downlights. Window to rear

Bedroom Two

15'4 x 10'6 (4.67m x 3.20m)

Fitted with an excellent range of wall length built in wardrobes with high level storage cupboards above and shelves to side. Radiator. Windows to front and side. Radiator.





Bedroom Three

12'6 x 9'3 (3.81m x 2.82m)

Fitted with double built in wardrobe with storage cupboard above. Exposed beam. Radiator. Window to rear.

Bedroom Four

10'1 x 8'2 (3.07m x 2.49m)

Radiator, window to side.

Family Bathroom

Fitted with white suite comprising recently refitted shaped bath with direct shower over, pedestal wash hand basin and low flush WC. Exposed beam. Karndean flooring. Heated towel rail. Extractor fan. Opaque window to rear.

Double Garage

17'10 x 17'7 (5.44m x 5.36m)

Twin up and over doors, Water, power and light. Useful loft eaves storage.

Outside Front

The property is located close to the centre of the village, set back from Moor Lane with an attractive aspect over the village green. Good sized private, south facing walled gardens include a patio accessed from the sitting room and there are lawns with well stocked planted borders.

Outside Rear

The rear gardens are mainly lawned and are fully enclosed with herbaceous borders and pathway leading to a covered porch with heavy beam. Two York stone patios including one to the rear of the kitchen. A wooden hand gate with rustic brick pillars and oak beam gives access to the drive and double garage to rear. Ample car hard standing.

Directions

From the direction of Wetherby head out in the direction of Walshford, take the A658 (Old A1) towards Boroughbridge. Turn left as signposted for Arkendale and upon entering the village, West View Barn can be found just after the Church, on the right hand side, before the right turn to Staveley.

Services

All mains services are connected to the property.

Council Tax

We understand the property has been placed in council tax band G

Agents Note

This attractive Grade II listed property has notable features and is understood to be a former threshing barn of early C19 origins and has a corbelled-out rounded corner to the north east elevation.

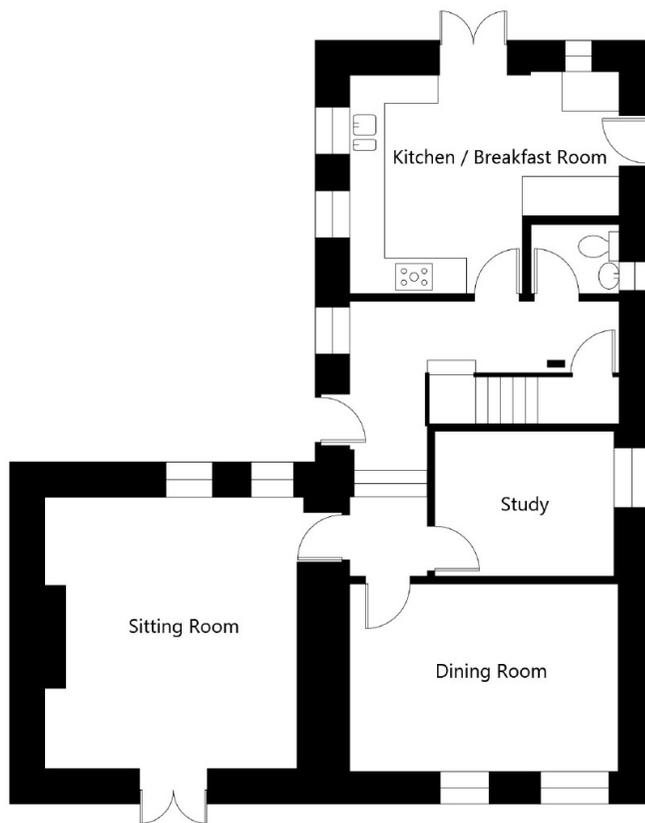
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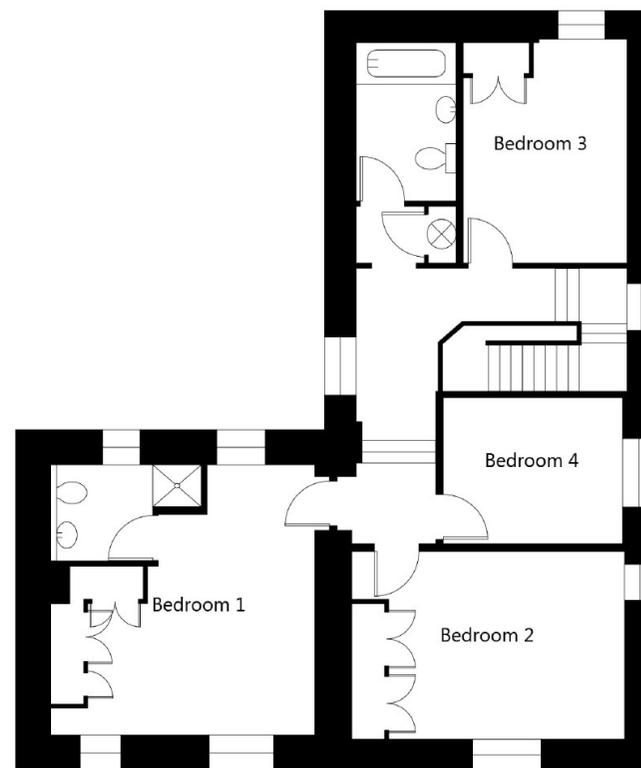


Directions

Arkendale is conveniently located west of the A1, just north of junction 47. Ideal access to both Harrogate & York via the A59.



Ground Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

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