



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Knaresborough proceed along the A6055 towards Boroughbridge. On entering the village of Ferrensby turn right into Moor Lane signposted towards Arkendale, where the property can be found on the right hand side and accessed by a private shared driveway.



Verre House, Arkendale Road, Ferrensby

£730,000

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Harrogate's Leading Family Estate Agent



This detached village property of unique design presents exceptional quality throughout with fantastic elevated open plan living space and seating balcony from where you can enjoy the uninterrupted countryside views.

Having been completely renovated and developed in recent years, the exterior design has a Scandinavian Chalet look with stylish Cedar cladding. The house benefits from having all the attributes of a new build including excellent insulating qualities. With Cat 6 and Sky wiring throughout and remotely controllable LightwaveRF mood lighting system to every room, the technology provides everything that a modern day family would hope for. The house is accessed via a shared, private gravelled driveway and electric gate to the parking area which is large enough for multiple vehicles. With security glass to all ground floor windows and doors, the accommodation opens to the reception hall with heated Limestone floor from which the modern inverted tread staircase ascends to the impressive open plan living space. With feature vaulted ceiling and full height glazed wall looking out over open countryside, this room alone demonstrates the attention to detail that the whole property presents. The kitchen has integrated appliances including two fridges, freezer, dishwasher, multi oven/microwave, warming drawer, Gaggenau oven and induction hob as well as 50mm Arabescato marble work surfaces including breakfast bar. There is a specific dining area and the lounge space is arranged around the integrated 8kw log burner with extensive built in storage to either side including a hidden

work station. Bi-folding doors open to reveal the outdoor seating terrace with bespoke glass balustrade from which the uninterrupted Southerly views can be enjoyed in complete privacy. There is a whole house ventilation system which provides a healthier overall environment and is particularly significant in the bathrooms. The ground floor accommodation reveals a practical utility room and four bedrooms, all of which have doors that open out to the garden and the master having a stylish en-suite dressed with Marron Imperial Marble including heated floor and having sensor lighting, heated mirror and Wenge cabinets. A fifth room is currently used as a play room / media room but could provide an additional double bedroom if required. There is a house bathroom which also reveals a high quality finish having grey Italian Limestone contrasted with Statuario Marble, heated floor and power shower as well as bathtub. Outside there are meticulously maintained gardens to either side of the house with neat lawns and attractive planting. There is exterior lighting all the way around and a patio area that is ideal for outdoor entertaining. The detached home office / gym is a further benefit and could be used as additional guest accommodation having an shower room and kitchenette. Adjoining is a secure storage room with remotely operated roller door that provides enough space for bikes and garden tools. In addition there is provision for CCTV security cameras if required.

Ferrensby is conveniently situated for commuting being 5 miles from the A1 (M) which links into the national motorway network. The train line runs regular services from the station at Knaresborough to the main hubs at York and Leeds.



Bus
2 minutes walk



Main Roads
A1M 5.1 miles



Train
Knaresborough 2.9 miles



Airport
Leeds Bradford 17.4 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band E

Tenure

Freehold