



East Barn Arkendale Road
Staveley, Knaresborough, HG5 9JU

Guide price £669,950



FOUR BEDROOMED TWO RECEPTION ROOMS MODERN VERSATILE FAMILY HOME

Triple Garage Private Plot WITH ELETRIC GATES

65 Sqm Garage with power and light

Nestled in the charming village of Staveley, Knaresborough, this delightful house on Arkendale Road offers a perfect blend of comfort and convenience. The property is situated in an idyllic setting making it an ideal retreat for families and professionals alike.

As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a welcoming atmosphere throughout the home.



Description

This wonderful Yorkshire barn conversion with an inviting sweeping driveway, and a spacious triple garage.

East View Barn has been lovingly transformed and is now available for sale, complete with a triple garage, and those stunning elevated views to the west, perfect for soaking in magnificent sunsets.

The home showcases impressive eco-friendly features. With an 'A' rated Energy Performance Certificate (EPC), it exemplifies high energy efficiency. You'll find high-performance glazing and insulation throughout the property, an air source heat pump that provides underfloor heating in every room, and low-energy lighting that adds a warm touch. Plus, the roof is outfitted with 4 kW of solar panels, currently generating an annual income of £1000 from the government levy.

An internal ventilation system guarantees clean and filtered air for everyone inside.

OUTBUILDINGS

The property also boasts a 65 sqm triple garage that has been thoughtfully excavated into the hillside. This insulated subterranean space, blending beautifully with the surrounding countryside. There's plenty of parking available for guests on the gravel driveway. The garage includes a handy working shower, WC, and sink; it offers great potential for various uses beyond just vehicle storage, pending necessary permissions.

Access to the property is provided through a graceful sweeping driveway leading from the gate to the residence. The barn is accompanied by a delightful patio area, and the three-unit bifold doors from the kitchen, orangery, and lounge create a seamless flow between indoor and outdoor spaces-ideal for gatherings and entertaining.

Location

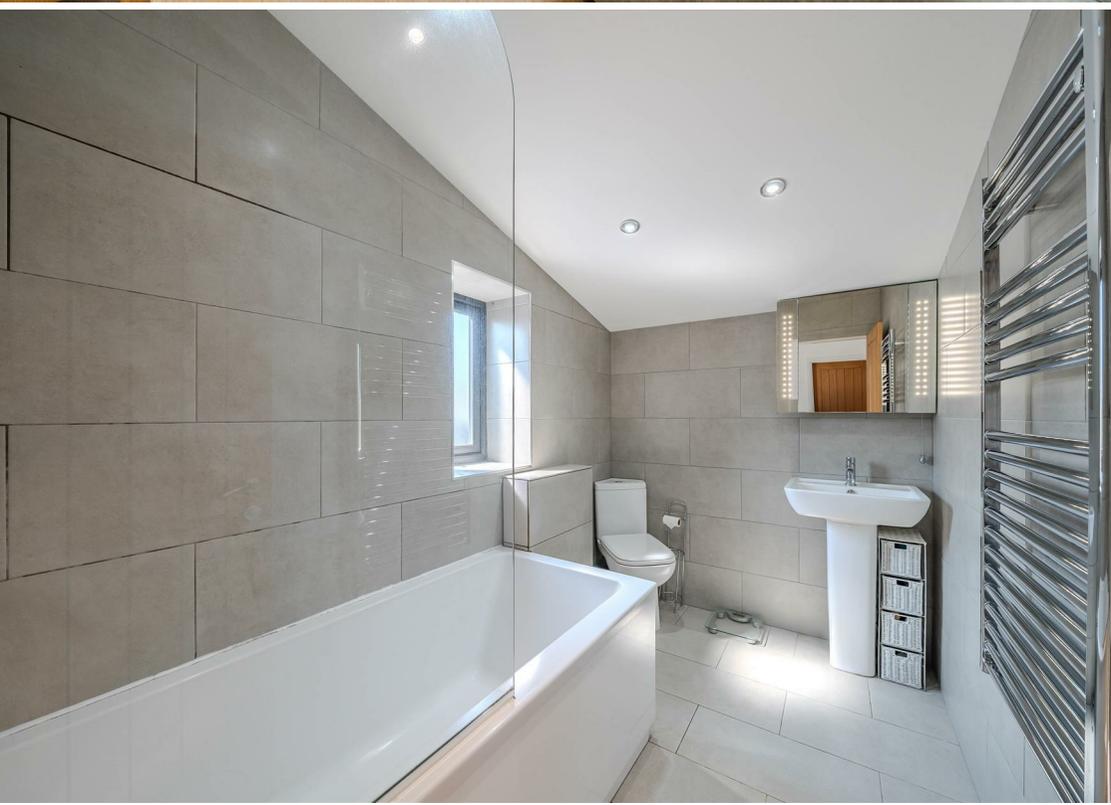
Staveley is a picturesque village nestled in the heart of the North Yorkshire countryside, perfectly situated within the triangle formed by Ripon, Knaresborough, and Boroughbridge. This charming traditional village boasts a

delightful village green and a vibrant, thriving community. Staveley captures the essence of a classic English village, featuring the stunning All Saints Church, the welcoming local pub – The Royal Oak, and an excellent primary school that serves its residents.

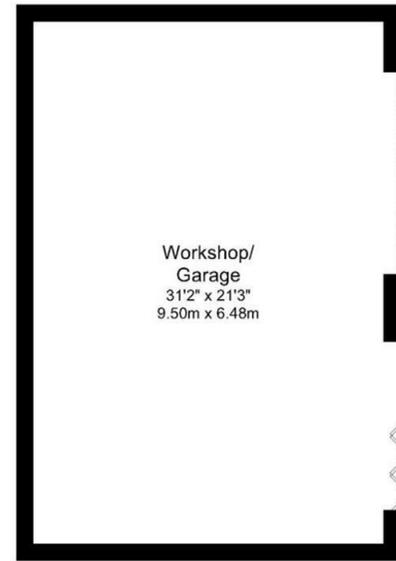
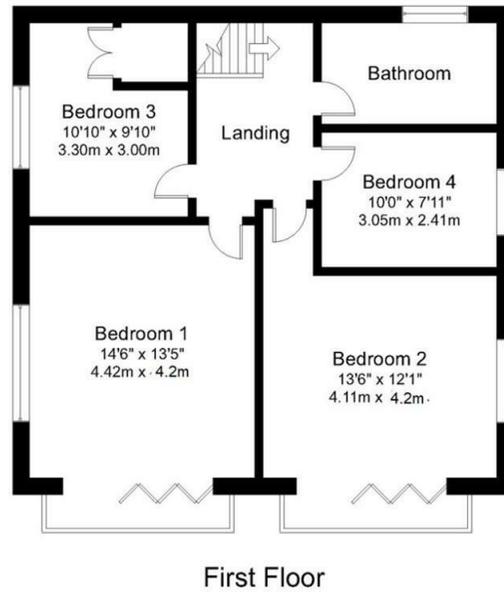
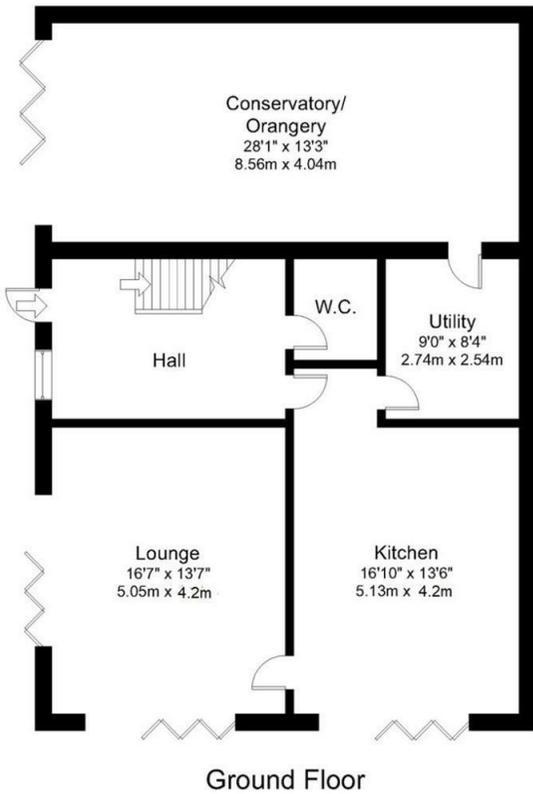
The historic market town of Knaresborough is a mere 5 miles away, accessible in about 12 minutes. Known for its lively café culture, Knaresborough presents a fantastic mix of both national brands and unique independent shops.

Just 8.7 miles away, the cosmopolitan spa town of Harrogate is reachable in approximately 20 minutes. Harrogate is a hub of attractions, catering to a diverse range of interests, from outdoor adventures and shopping to exquisite dining, beautiful gardens, art, culture, and theatre. It truly provides an enriching experience for everyone.

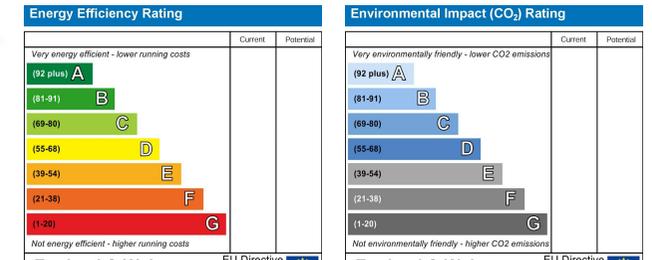
Thanks to the convenient A59, which connects directly to the A1(M) just 2 miles away, accessing both Leeds and York is effortless. This exceptional location offers the perfect blend of town and country life, making it ideal for those who want the best of both worlds.







Not to Scale. Copyright © Apex Plans.



Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk