





## ORCHARD HOLLOW, HIGHFIELD LANE, FARNHAM, HG5 9BD

Knaresborough - 3 miles

Harrogate - 6 miles

Leeds - 20 miles

Farnham is a popular and picturesque village, conveniently located just 3 miles to the north of the historic market town of Knaresborough. The town offers an excellent range of everyday amenities, with further facilities available in the neighbouring towns of Harrogate and Boroughbridge and the cathedral City of Ripon. For the commuter, there are excellent local road networks including the A61, A59 and A1(M), all providing good connections to the regional and national motorway network. The railway station in Knaresborough provides mainline access to Leeds and York - London's Kings Cross is within 2½ hours travelling distance. Leeds/Bradford airport is 19 miles to the south west.

This charming updated family home features stunning countryside views to the rear and briefly comprises a spacious reception hall with a double height ceiling and features a galleried landing, guest cloakroom, sitting room, snug, and office. The centre piece is the spacious living kitchen that offers sitting and dining areas with garden and paddock views. The fully fitted luxury kitchen has a walk-in pantry and a separate utility room and a further WC and integral double garage.

On the first floor there is a generous landing. The spacious principal bedroom (previously two double bedrooms) now features a fitted dressing room and a luxury contemporary en suite bathroom with a walk in shower. There are four further double bedrooms all with en suite facilities and one with a dressing room. .

**A SUPERB 6 BEDROOM DETACHED FAMILY HOME TOGETHER WITH A SEPARATE ONE BEDROOM ANNEXE, EXTENDING TO OVER 4,300 SQFT, SET IN APPROXIMATELY 1/3 OF AN ACRE OF ATTRACTIVE GARDENS AND LOCATED IN THIS EVER POPULAR LOCATION APPROXIMATELY 6 MILES FROM THE SOUGHT AFTER TOWN OF HARROGATE.**





A recently constructed self contained annexe provides luxury open plan accommodation ideal for teenagers/relatives or a letting income. The accommodation briefly comprises an open plan living kitchen with a dining and sitting area. Additionally there is a spacious bedroom area and a modern bathroom with walk in shower. Beneath there is a triple garage with electric doors, a store room and WC.

Outside, the property is approached by a tarmac driveway behind electric gates providing parking for multiple vehicles and giving access to the integral double garage and to the detached triple garage.

The well maintained enclosed garden to the rear is laid mainly to lawn bordered by mature shrub beds and features a large paved terrace ideal for entertaining. The whole garden is screened by mature trees and enjoys far-reaching views over neighbouring countryside.





## ADDITIONAL INFORMATION

### Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

### Viewings

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

### Directions - HG5 9BD

From Knaresborough head north on the A6055 towards Boroughbridge. Proceed past the car dealership and straight on at the roundabout. At the tight right hand bend, take the turning left to Farnham. At the T junction, turn right and the lane for Orchard Hollow is immediately on the left and the house is the first house on the right behind large electric gates.













# Orchard Hollow, Highfield Lane, Farnham

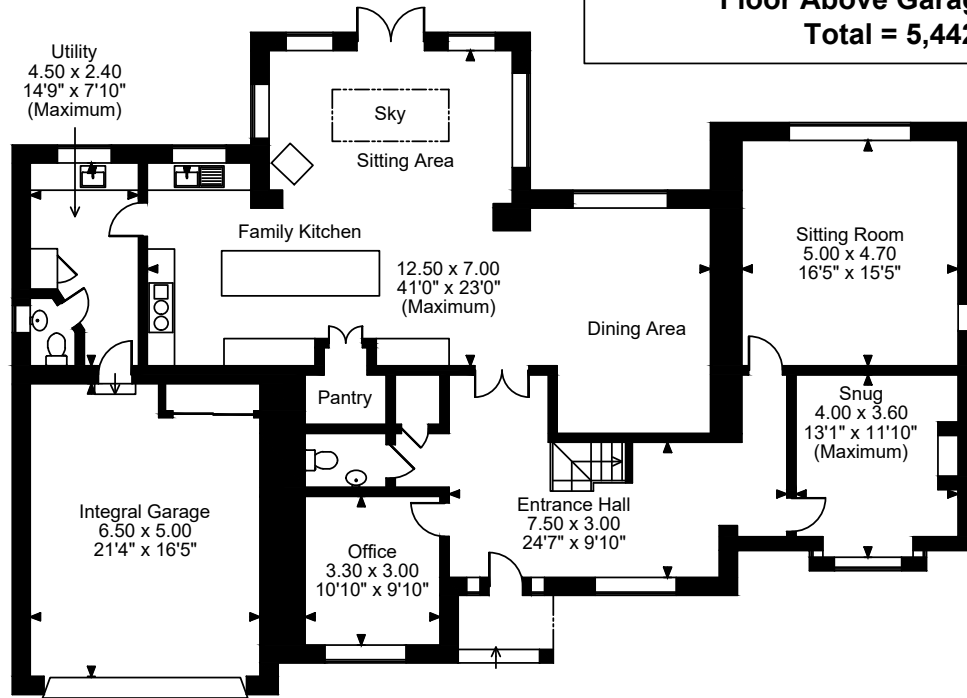
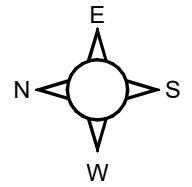
Approximate Gross Internal Area

Main House = 3,697 sq ft / 344 sq m

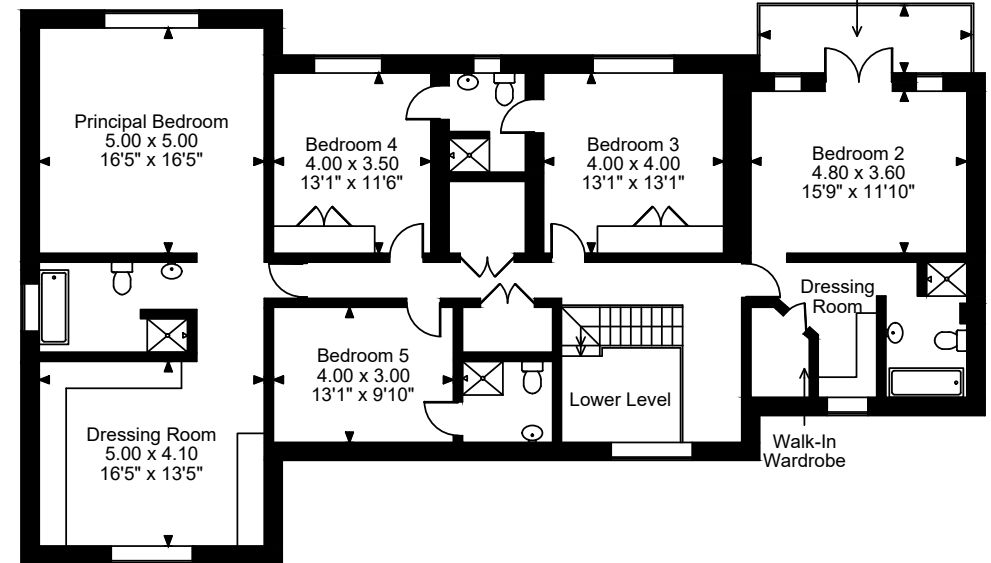
Garages = 1,123 sq ft / 104 sq m

Floor Above Garage = 622 sq ft / 58 sq m

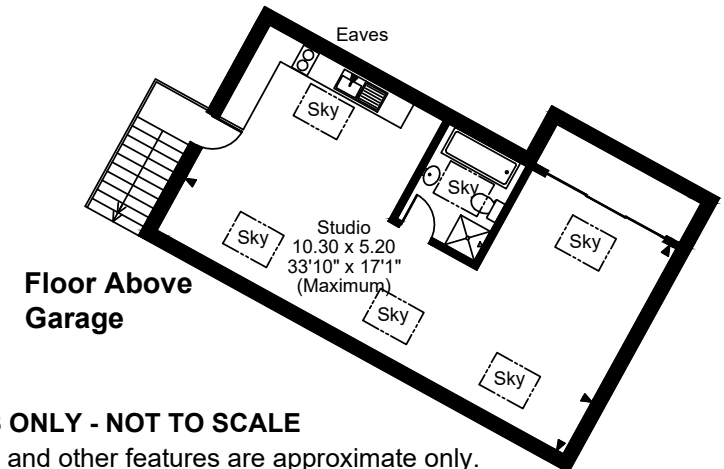
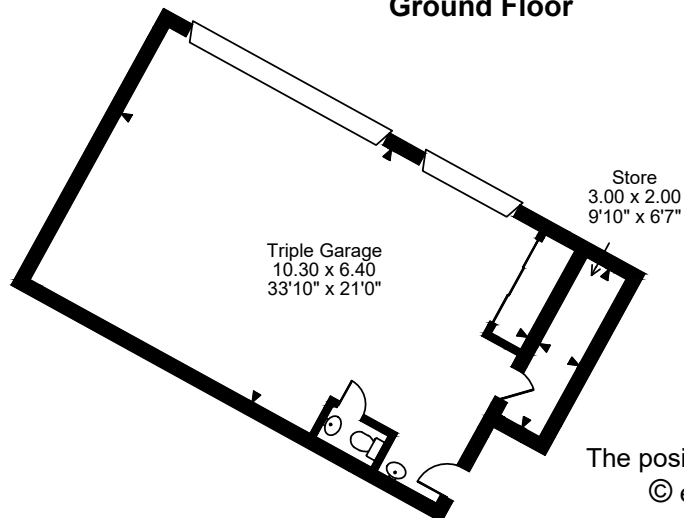
Total = 5,442 sq ft / 506 sq m



Ground Floor



First Floor



Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

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