



## **THE OLD BARN, CLARETON LANE, CONEYTHORPE, HG5 0SA**

Knaresborough – 4 miles  
Boroughbridge – 5 miles  
Harrogate – 8 miles  
A1M – 2.5 miles

Attractive period barn conversion • Four bedrooms  
Spacious open plan family kitchen • Two bathrooms  
Downstairs cloakroom • Sitting room • Snug room  
Detached contemporary office/gym • Gated off road parking • Large garden • Open countryside views  
Very well presented • Popular, quiet village location

This magnificent property has undergone a comprehensive refurbishment and modernisation programme recently and the accommodation now provides a stunning, full height glazed reception hall, a large open plan living kitchen with dishwasher and Quooker tap together with glazed doors overlooking the garden and fields beyond, a sitting room, snug room and utility room/WC.

On the first floor, there are four good sized bedrooms including the principal bedroom with an en suite shower room and fitted wardrobes, together with a contemporary house bathroom. One of the bedrooms includes fitted steps which lead to a mezzanine level providing a unique and interesting additional floor space.

The property occupies a generous plot with a driveway, garden store and attractive well stocked south facing gardens to the rear with open country views. At the end of the garden a contemporary detached office or home gym with bi-folding doors and a floor to ceiling picture window frames the stunning rural views. The property also benefits from gated off road parking for several vehicles, a covered timber open shed with fitted dog shower and space for boots and also an additional large brick built store room.

**A BEAUTIFULLY PRESENTED 4 BEDROOM BARN CONVERSION PROVIDING HIGH QUALITY, CONTEMPORARY ACCOMMODATION WITH A LARGE ATTRACTIVE GARDEN WITH DETACHED HOME OFFICE/GYM AND DELIGHTFUL COUNTRYSIDE VIEWS, LOCATED IN A HAMLET OF JUST 7 HOUSES ON THE EDGE OF THIS POPULAR VILLAGE WITH EXCELLENT PUB ON THE OUTSKIRTS OF HARROGATE AND KNARESBOROUGH.**



The property is situated in a delightful position, surrounded by open countryside in a small hamlet of only four houses in Clareton which is on the edge of the desirable village of Coneythorpe, within driving distance of Knaresborough Harrogate and with easy access to the A1(M).

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** Oil fired central heating, mains electricity and water, private drainage.

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

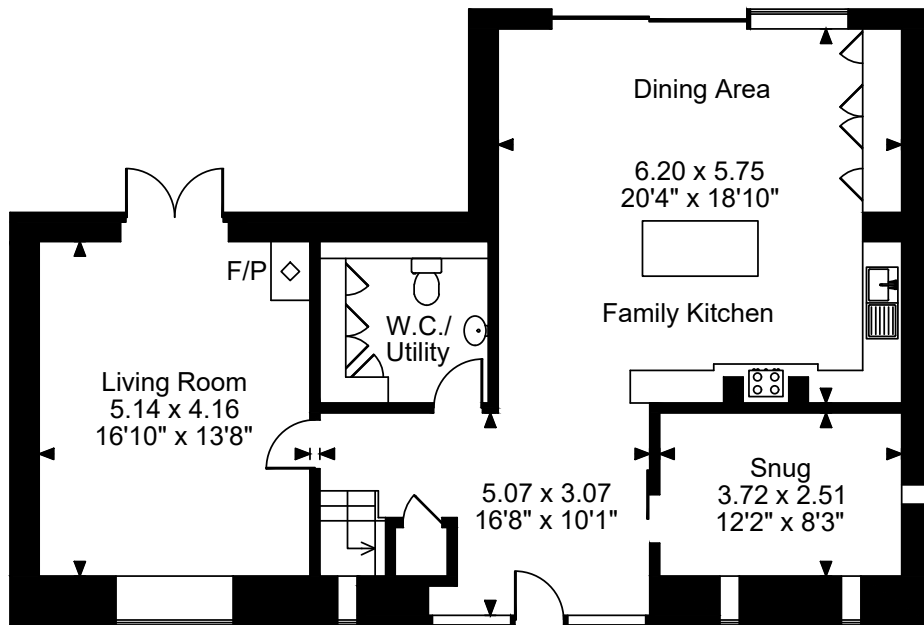
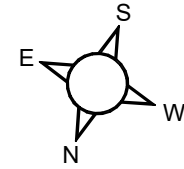
**Directions - HG5 0SA:** Leave Harrogate town centre via the Wetherby Road (A661) turning left at The Kestrel roundabout onto the A658 towards York. Continue on the A658 for around 5 miles and turn left following the sign for Flaxby village into York Road. Once in the heart of Flaxby turn left at the village green into Shortsill Lane, follow this road into Coneythorpe, once through the village take the right hand fork into Clareton Lane and after around 300 yards The Old Barn is on the right hand side.



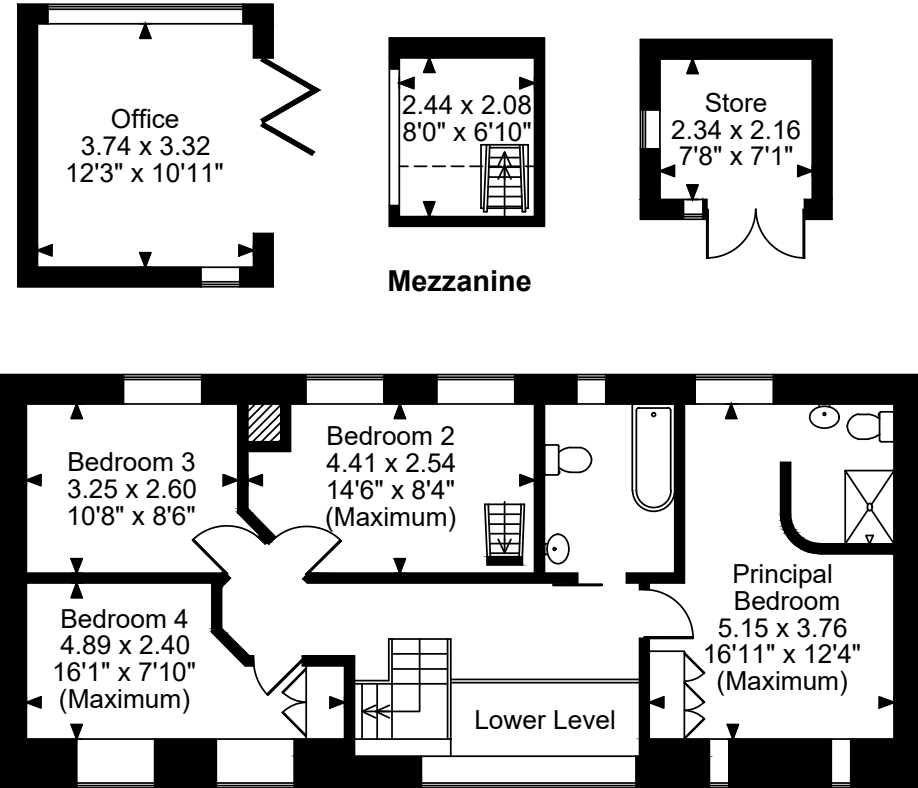




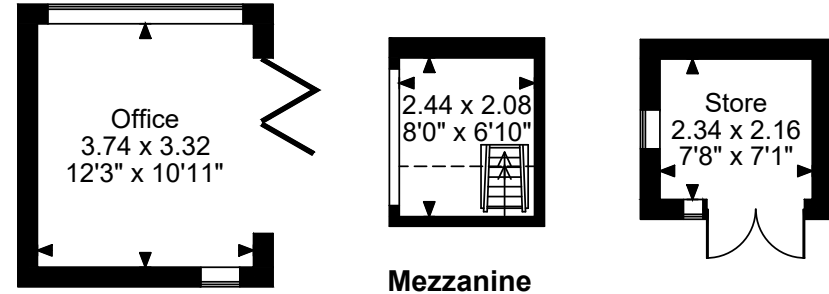
**The Old Barn, Clareton Lane, Coneythorpe**  
**Approximate Gross Internal Area**  
**Main House = 1,693 sq ft / 157 sq m**  
**Outbuildings = 188 sq ft / 17 sq m**  
**Total = 1,881 sq ft / 174 sq m**



**Ground Floor**



**First Floor**



**Mezzanine**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

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

**carterjonas.co.uk**

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**IMPORTANT INFORMATION**

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