



FENHAM DENE LOW MOOR LANE
Scotton, Knaresborough



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FENHAM DENE, LOW MOOR LANE

Scotton, Knaresborough, HG5 9JB

A most deceptive four bed roomed dormer bungalow, positioned on a fabulous plot, with views over open countryside. The property has the benefit of additional outbuildings to the rear which would be perfect for those needing storage space for vehicles or for animals. The property is perfect for a range of purchasers for downsizers wanting external space to families wanting a rural location.

ACCOMMODATION

Pretty detached dormer bungalow

Deceptively spacious throughout

Large plot with additional outbuildings to the rear

Attached garage with scope to extend into the loft to create more accommodation

Four bedrooms

Two bathrooms

Gardens to three sides

Two driveways allowing the buildings to be accessed separately



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Fenham Dene

Fenham Dene is a most deceptive, four bedroomed detached property that has been a much loved family home for generations. The property offers diverse accommodation over two floors and has scope for extension subject to planning permission as the plot is a fantastic size. A major selling point is the additional outbuildings which could be utilised for a variety of purposes or equally removed to create further garden space. With two driveways allowing for ease of access to the rear of the plot and the outbuildings the property offers well maintained accommodation which briefly comprises:

To the ground floor: Hall with stairs off, sitting room with bay window to the front, fantastic dining kitchen with oil fired Aga which heats the hot water and super range of wall and floor mounted units, inner hall leading to utility room and cloakroom/w.c, garage and rear entrance door. To the rear of the property is the super family room with patio doors to the side and window overlooking the rear garden.

To the first floor: Landing leads to the master bedroom with built in wardrobes and vanity unity with inset sink and window overlooking the rear garden. Shower room and further bedroom to the side elevation.





Outside

The outside space of Fenham Dene offers many possibilities. There are two driveways which creates an opportunity to access the rear buildings without any disturbance of the residential element. The main driveway provides off street parking for numerous vehicles and leads to the integral garage. This has the potential to extend to create an additional floor of living accommodation (subject to planning).

To the front of the property is an attractive lawn garden with borders and to the rear is a delightful garden with lawn and mature trees and shrubs, garden shed and greenhouse and westerly facing paved patio, perfect for enjoying an evening drink or for outside entertaining.

To the right of the property is the second driveway. This is gated and leads to the range of outbuildings. These are perfect for those with an external hobby such as vintage cars or tractors or equally for somebody wishing to keep a few animals as there are existing pig sties.

The Appeal of our Home - Owners Insight

I have loved living here for the last 53 years with my late husband and three sons which were all brought up here and attended the local school. My husband had a love for vintage tractors and filled the buildings with them. I wouldn't be leaving if he was still here.



Situation and Amenities

The property is located on the outskirts of the popular village of Scotton which has a number of amenities including 'The Guy Fawkes' public house. A renowned venue and restaurant. A Scotton is a short drive from the market town of Knaresborough which has a wide range of amenities.

Services

All mains services connected. The property has Oil Fired central heating system and an oil fired Aga for cooking and the hot water.

Local Authority and Council Tax Band

North Yorkshire Band F

What3Words

///grounded.warping.expecting

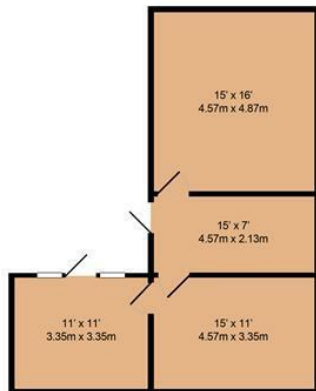
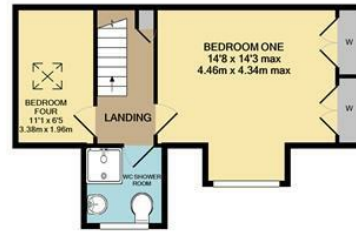
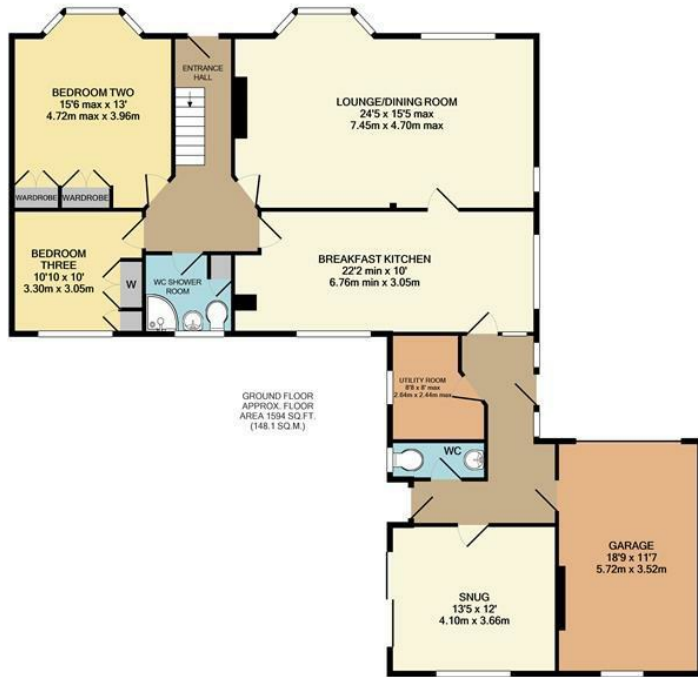
Viewings

Strictly by appointment with GSC Grays 01423 590500

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX FLOOR AREA INCLUDING GARAGE (EXCLUDING OUTBUILDINGS) 1971 SQ.FT. (183.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

