MAST HOUSE FARNHAM LANE

KNARESBOROUGH, HG5 9JS

£1,300,000

FREEHOLD

Monroe are proud to present this exceptional six-bedroom detached family home, thoughtfully designed by the current owners and built to an exquisite specification in 2019. Offering spacious and beautifully considered accommodation, this impressive residence seamlessly combines contemporary elegance with practical family living. Finished to an exceptional standard throughout, the property boasts a wealth of versatile reception spaces, six generously proportioned bedrooms and beautifully maintained wrap-around gardens. Designed with both luxury and sustainability in mind, the home further benefits from underfloor heating throughout, powered by an energy-efficient air source heat pump, together with photovoltaic (PV) solar panels generating renewable electricity, creating an environmentally conscious home perfectly suited to modern family living.

MONROE

SELLERS OF THE FINEST HOMES

MAST HOUSE FARNHAM LANE

• Exceptional contemporary family home finished to a high specification throughout. • Six generous bedrooms, including two luxurious en suite bedrooms. • Magnificent open-plan kitchen and dining room with direct access to the gardens. • Separate snug featuring a charming log-burning stove and garden access. • Elegant living room, dedicated study and impressive bar area, ideal for entertaining. • Beautiful wrap-around gardens offering excellent privacy and outstanding outdoor living. • Private balconies serving the principal suite and an additional bedroom. • Air conditioning to the principal suite for enhanced year-round comfort. • Underfloor heating throughout, powered by an energy-efficient air source heat pump. • Photovoltaic (PV) solar panels generating renewable electricity, reducing both energy costs and environmental impact.

The welcoming entrance hall sets the tone for this exceptional home, leading to a magnificent open-plan kitchen and dining room that forms the true heart of the property. Thoughtfully designed for both modern family living and sophisticated entertaining, the bespoke kitchen features a striking central island, an abundance of preparation space and high-quality cabinetry, while expansive patio doors open directly onto the gardens, creating a seamless connection between the interior and the beautifully landscaped outdoor spaces. A separate utility room provides excellent practicality, discreetly supporting everyday life.

Flowing effortlessly from the kitchen is a charming snug, offering an inviting space in which to relax. Centred around a characterful log-burning stove and with patio doors opening onto the gardens, it provides the perfect setting to enjoy the changing seasons while overlooking the surrounding grounds. The ground floor is further complemented by an elegant living room, a dedicated study ideal for home working, a cloakroom and an impressive bar area with an adjoining WC, providing a superb environment for entertaining family and friends.

The first floor offers six beautifully appointed bedrooms, each thoughtfully designed to provide generous and versatile accommodation. The principal suite offers a luxurious sanctuary, complete with a stylish en suite shower room, air conditioning for year-round comfort and a private balcony overlooking the gardens. A second bedroom also benefits from its own contemporary en suite bathroom, while the remaining bedrooms are served by a beautifully finished family bathroom. A further bedroom enjoys a private balcony, offering an additional tranquil space from which to appreciate the peaceful surroundings.

Outside, the property is enveloped by beautifully maintained wrap-around gardens, providing an exceptional degree of privacy together with extensive space for outdoor dining, entertaining and family enjoyment. Direct access from both the kitchen and snug allows the home to flow effortlessly into the landscaped gardens, creating an idyllic setting for both everyday living and larger gatherings.

Finished to an exceptional standard throughout, this outstanding contemporary residence effortlessly combines high-quality craftsmanship, elegant design and cutting-edge renewable energy technology. Underfloor heating is powered by an energy-efficient air source heat pump, while photovoltaic (PV) solar panels generate clean, renewable electricity, enhancing both the home's sustainability and long-term running costs. Every detail has been carefully considered to deliver outstanding comfort, efficiency and style, creating a truly remarkable family home within one of North Yorkshire's most sought-after village locations.

REASONS TO BUY

* Exceptional contemporary family home finished to a high specification throughout.
* Six generous bedrooms, including two luxurious en suite bedrooms.
* Magnificent open-plan kitchen and dining room with direct access to the gardens.
* Separate snug featuring a charming log-burning stove and garden access.

* Elegant living room, dedicated study and impressive bar area, ideal for entertaining.
* Beautiful wrap-around gardens offering excellent privacy and outstanding outdoor living.
* Private balconies serving the principal suite and an additional bedroom.
* Air conditioning to the principal suite for enhanced year-round comfort.
* Underfloor heating throughout, powered by an energy-efficient air source heat pump.
* Photovoltaic (PV) solar panels generating renewable electricity, reducing both energy costs and environmental impact.
* Located within one of North Yorkshire's most desirable village settings, offering the perfect balance of countryside living and excellent connectivity.

ENVIRONS

Situated in the highly regarded village of Farnham, near Knaresborough, this exceptional home enjoys the perfect balance of idyllic countryside living and everyday convenience. Surrounded by the beautiful North Yorkshire landscape, the area offers an abundance of scenic walks, cycling routes and a welcoming village community, while the historic market town of Knaresborough is just a short drive away, providing an excellent selection of independent boutiques, cafés, restaurants, supermarkets and leisure facilities. The spa town of Harrogate and the historic city of York are both within easy reach, while excellent road and rail connections make commuting straightforward, with nearby stations offering regular services to Leeds, York and London. The area is also served by an excellent selection of highly regarded primary and secondary schools, making it an outstanding location for families.

SERVICES

We are advised that the property benefits from mains water, a communal bio-efficient sewage treatment plant, an energy-efficient air source heat pump, photovoltaic (PV) solar panels generating renewable electricity, and underfloor heating throughout. The principal suite also benefits from air conditioning.

LOCAL AUTHORITY

North Yorkshire Council.

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

Viewings are by appointment only.

Please note that some images may contain CGI.

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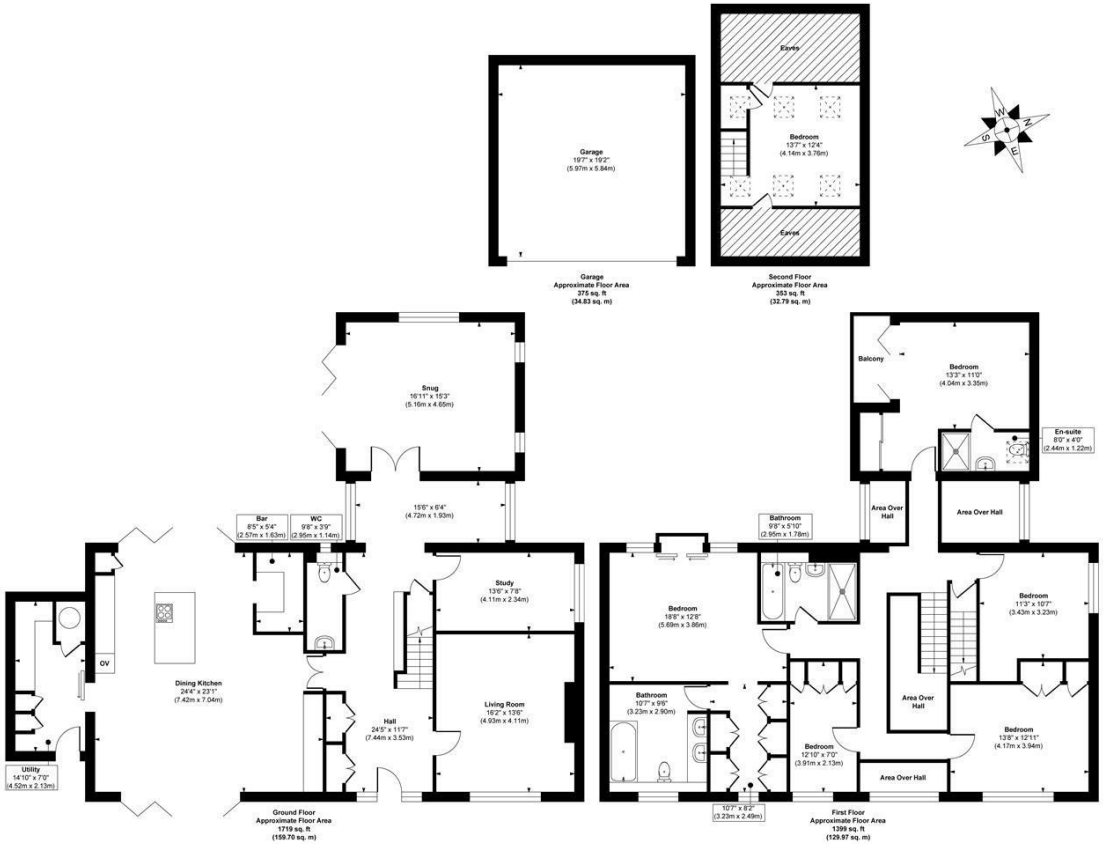

Approx. Gross Internal Floor Area 3846 sq. ft / 357.29 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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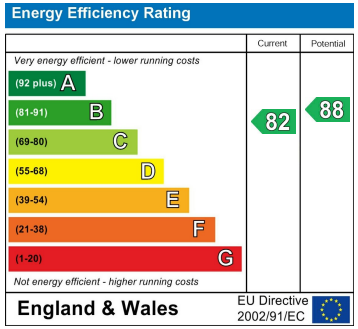

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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