



MAR COTTAGE
Arkendale, Knaresborough

MAR COTTAGE

Knarsborough, HG5 0RG

A pretty double fronted three/four bedroom cottage positioned in the popular village of Arkendale, updated to an extremely high standard throughout and perfect for couples and downsizers.

ACCOMMODATION

Beautiful cottage
Stunning interiors
Updated throughout
Three bedrooms and two bathrooms
Additional office/bedroom and large outbuilding
Ideal for couples and downsizers
Delightful location
Landscaped enclosed garden to the rear with summer house



GSC GRAYS

PROPERTY • ESTATES • LAND

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Mar Cottage

Mar Cottage is a delightful double fronted period cottage positioned in a quiet backwater in the popular village of Arkendale. Beautifully updated by the current owners the property provides the wow factor the moment that you enter the front door. The vendors have tirelessly worked in creating a home that would not look out of place in an interiors magazine and there is sure to be a high degree of interest. With a stunning refitted bathroom with Victorian style claw foot bath and separate shower cubicle the house really is a gem.

Briefly comprising to the ground floor Entrance porch, delightful sitting room with fireplace and inset cast iron dog grate, dining/living area leading to the super breakfast kitchen with hand made units, beautiful work tops over, gas aga, french doors leading to the rear patio and beautiful garden beyond. Off the kitchen is a super pantry (which was formed from the original pig sty) and this leads to the office/bedroom 4. with fantastic timber floor created from old railway sleepers This is a multi functional room and could be perfect for those wanting to work from home as it offers a separate entrance to the main house, ideal for those who have client meetings.

To the first floor: A landing leads to the principle bedroom with built in wardrobes and ensuite shower room. There are two further bedrooms and the aforementioned gorgeous house bathroom.





Outside

The property is approached through a wrought iron pedestrian gate positioned in a cobbled boundary wall. There is a small forecourt garden to the front. To the side of the property is an off street parking area and beyond this and accessed through a 5 bar timber gate is a large brick built store/utility room with plumbing for washing machine. This useful space could also be used as a playroom for young families.

To the rear of the house is a stone flagged patio area perfect for alfresco dining and beyond this is the lovely raised garden. The current owners have spent many hours nurturing this space to create a tranquil haven. Over the years of occupancy and they have spent many an evening enjoying a glass of wine on the further patio area which captures the afternoon and evening sun.



Situation and Amenities

The property is positioned on a quiet backwater in the village of Arkendale which sits between the market towns of Knaresborough and Boroughbridge. The village itself has a popular pub and restaurant and the village Hall houses many activities including Wine Tasting, cinema evenings, coffee mornings and various fitness classes. There are fabulous dog walks on the doorstep and the village even has its own doggy day care! There is an active community around the village church and local primary schools are a short drive away in Staveley and Marton cum Grafton. Both Boroughbridge and Knaresborough have a wide range of amenities including independent shops, boutiques and eateries. The property is perfectly positioned for commuters with both Cattan and Knaresborough Stations and the A1 motorway all a few minutes drive.

Local Authority and Council Tax Band

North Yorkshire Council Band D

Services

Mains drainage, water, electricity and gas

Particulars and Photography

The particulars were written and photographs taken March 2024

What 3 Words

Shred.Mason.Towels

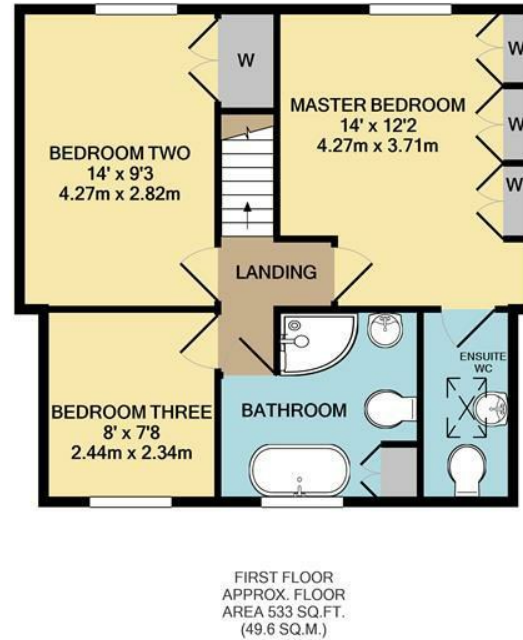
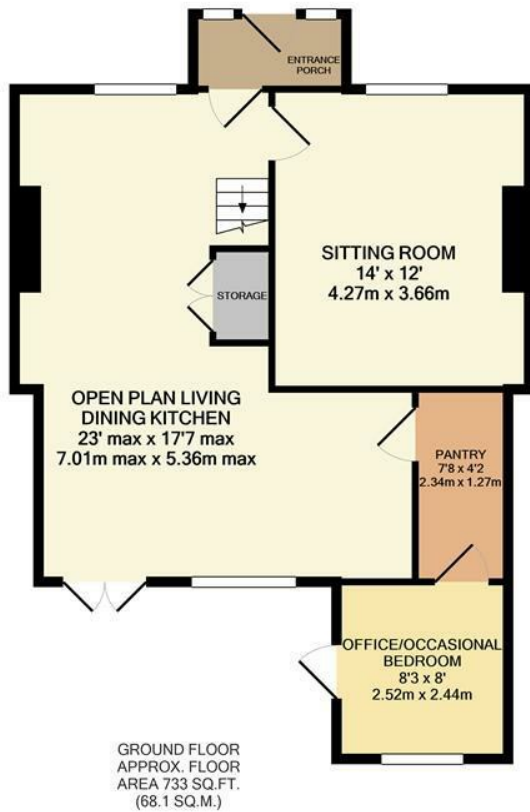
Viewings

By arrangement with GSC Grays 01423 590500

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA EXCLUDING STORE 1136 SQ.FT. (105.5 SQ.M.)

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