



ROWANGARTH
Arkendale Road, Ferrensby



ROWANGARTH

ARKENDALE ROAD, FERRENSBY, HG5 0QA

DETACHED DORMER STYLE RESIDENCE OFFERING
NEARLY 2900 SQFT OF ACCOMMODATION

- The property will suit a wide variety of purchasers due to the flexibility of accommodation on offer.
- With immaculate accommodation throughout, gardens, driveway and garage.
 - Positioned in a private location on the edge of the sought-after village of Ferrensbury



GSC GRAYS

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Rowangarth

Rowangarth is delightful and most deceptive detached residence, positioned in a private location on the edge of the sought-after village of Ferrensby. The property has been beautifully maintained by the current owners and briefly comprises,

Entrance porch glazed to front and sides through to large reception hall with cloakroom/wc, with staircase off. Double doors lead to the lounge with a picture window to front making the most of the south facing front garden, feature fireplace. Breakfast/kitchen with extensive range of wall and floor mounted kitchen units with a range of integrated appliances, breakfast seating area to the rear with double patio doors, leading out to the rear seating area. Dining room with double doors leading to the garden room/conservatory with views over the rear patio. Large master bedroom suite with extensive dressing area with built-in wardrobes and storage leading to the recently refitted ensuite shower room/wet room. This has been beautifully presented and is suitable for those with mobility issues. A door leads from the inner hall to the large double garage which could be converted to further residential accommodation, subject to building regulations.

To the first floor is a large landing, with two attractive seating areas with windows overlooking the rear and open fields. There are two double bedrooms both with extensive storage and the house bathroom.

Outside

The property is approached by a gravel driveway which leads through a timber five-bar gate to the private off-street parking. The garden to the front is beautiful and is south facing, mainly laid to lawn with mature borders and shrubs and trees. Paths lead down the side of the property to the rear where an attractive paved seating area can be found and ornamental gravelled beds.





Situation and Amenities

The property is situated on the edge of the village of Ferrensby, a popular village, equidistant between the market towns of Knaresborough and Boroughbridge.

The Appeal of our Home – The Owners Insight

Rowangarth is south facing with open views. We enjoy morning sunrises and evening sunsets. The gardens are manageable and enjoy a private position. Entertaining space - especially at Christmas.

Services and other Information

The property is served with mains water, drainage, gas and electricity

Local Authority

North Yorkshire County Council

Council Tax

Band G

EPC

Rating C

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

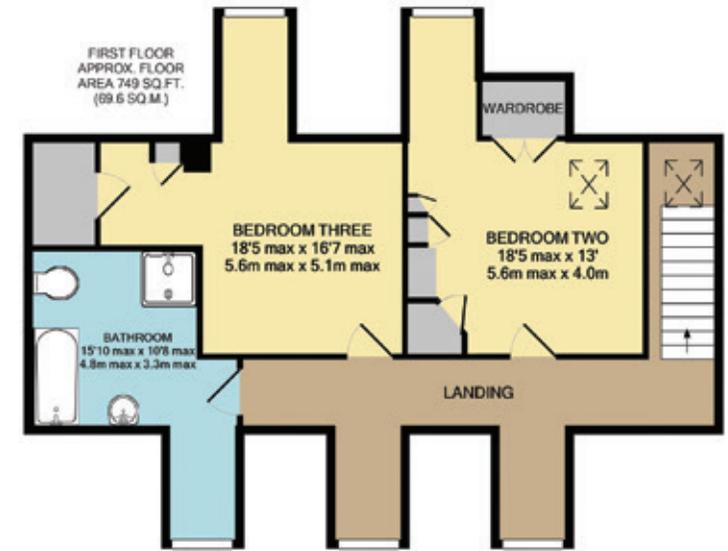
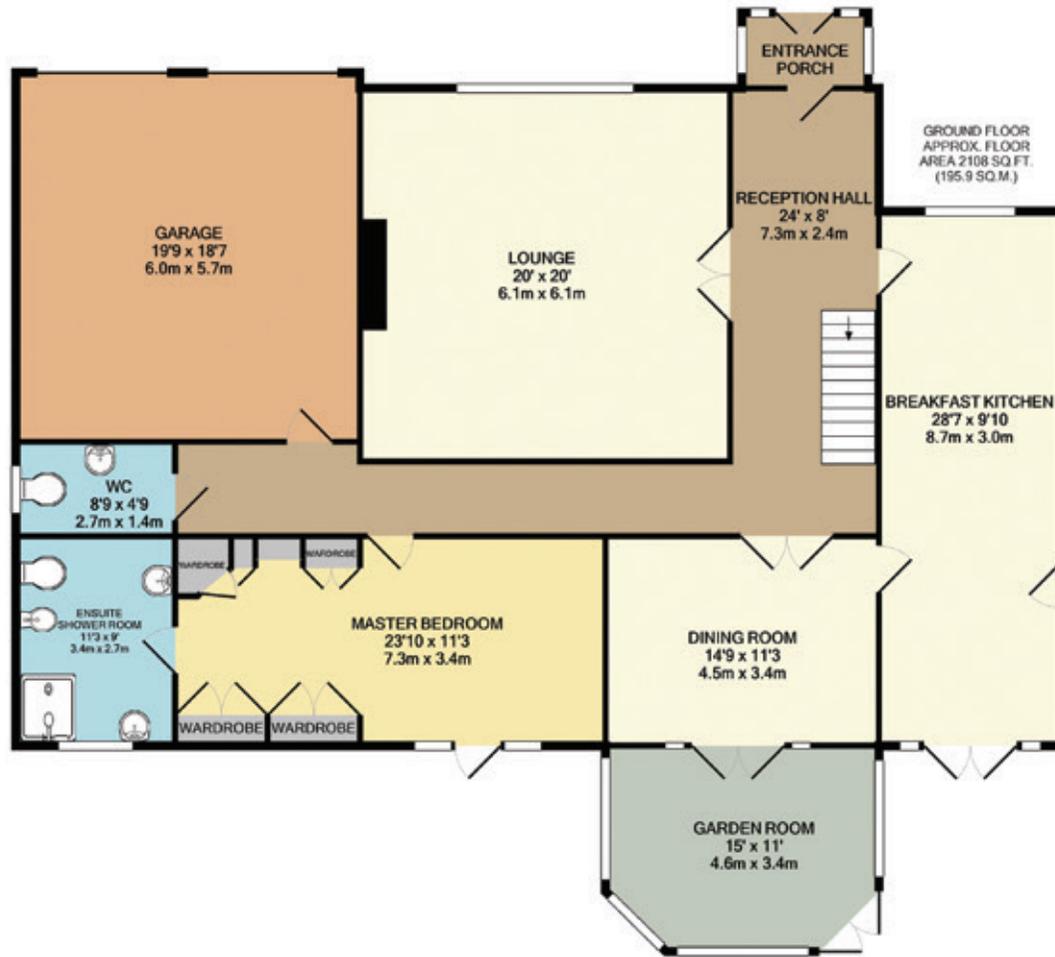
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Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2858 SQ.FT. (265.5 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
71	78

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: XX XX