



THE FORD COTTAGE
Farnham, Near Knarborough

Carter Jonas

THE FORD COTTAGE, STANG LANE, FARNHAM, HG5 9JD

Knaresborough – 3 miles
Harrogate – 6 miles
Leeds – 20 miles

Hall · Cloakroom · Sitting room · Dining room · Kitchen
Side hall · Bedroom 3/study on the ground floor · First
floor landing · Principal bedroom with an en suite
shower room · Second double bedroom with access to
the house bathroom · Gravelled drive providing useful
off street parking · Double garage with an adjoining
store · Good sized enclosed lawned rear garden

Farnham is a popular and picturesque village, conveniently located just 3 miles to the north of the historic market town of Knaresborough. The town offers an excellent range of everyday amenities, with further facilities available in the neighbouring towns of Harrogate and Boroughbridge and the cathedral City of Ripon. For the commuter, there are excellent local road networks including the A61, A59 and A1(M), all providing good connections to the regional and national motorway network. The railway station in Knaresborough provides mainline access to Leeds and York – London's Kings Cross is within 2/2½ hours travelling distance. Leeds/Bradford airport is 19 miles to the south west.

The Ford Cottage is an attractive mid terrace cottage which provides surprisingly spacious accommodation extending to 1,581 sqft (147 sqm) of living space, arranged over two floors. The well presented accommodation includes an entrance hall, cloakroom, sitting room, dining room, kitchen and a ground floor bedroom or study. On the first floor is a landing and two double bedrooms – each of which have an en suite bath/shower room.

Outside, there is a gravelled drive to the front providing useful off street parking, a double garage with an adjoining store and a good sized enclosed lawned rear garden.

AN APPEALING MID TERRACE COTTAGE PROVIDING SURPRISINGLY SPACIOUS AND WELL PRESENTED 2/3 BEDROOM ACCOMMODATION, WITH A GOOD SIZED LAWNED GARDEN TO THE REAR, OFF STREET PARKING AND A DOUBLE GARAGE, IN THIS ATTRACTIVE AND CONVENIENTLY LOCATED VILLAGE, WELL PLACED FOR EASY ACCESS TO KNARESBOROUGH AND HARROGATE.

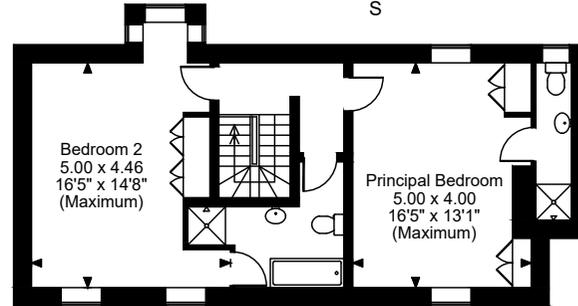
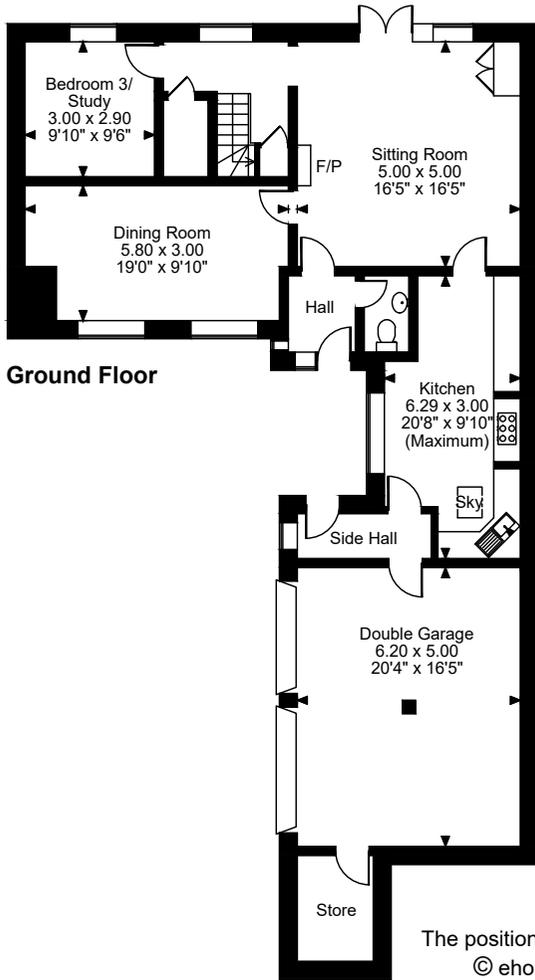
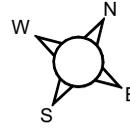


Services: We are advised that mains electricity, water and drainage are installed. Central heating is provided by means of an oil fired boiler.

Directions - HG5 9JD: From Knaresborough head north on the A6055 towards Boroughbridge. Proceed past the car dealership and straight on at the roundabout. At the tight right hand bend, take the turning left to Farnham. At the T junction, turn left. Follow the road into the village. At the village green, follow the road round to the left. On the right you will see Ford House - the drive to The Ford Cottage is the next driveway along on the right. For ease of getting out, we recommend you reverse into the drive. A For Sale board is erected outside the property.



The Ford Cottage, Farnham
Approximate Gross Internal Area
Main House = 1,581 sq ft / 147 sq m
Double Garage = 381 sq ft / 35 sq m
Total = 1,962 sq ft / 182 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8626979/SAK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.