



**LOW MILL HALL**

Scotton, Near Knaresborough

**Carter Jonas**

## **LOW MILL HALL, MILNER LANE, SCOTTON, HG5 9DH**

Knaresborough - 2.5 miles

Harrogate - 6 miles

Leeds - 21 miles

A1(M) - 7 miles

The sale of Low Mill Hall offers a rare opportunity to acquire a substantial family home in a peaceful riverside setting with a separate detached cottage ideal for providing ancillary accommodation or for use as an Airbnb together with the former mill house and detached barn both offering potential for conversion to additional accommodation/home office space if required. The tranquil setting along the banks of the river is simply delightful and owning its own private woodland provides a secluded and sheltered semi rural location yet so convenient for access to local amenities and Yorkshire commercial centres.

The property is situated on the western fringe of the village which itself is conveniently located between the market town of Knaresborough and spa town of Harrogate both of which offer extensive facilities. Scotton village has a public house, the renowned Guy Fawkes Arms, Church, Lingerfield Primary School, nursery, cricket and football clubs and a village hall. Scotton is within 7 miles of the A1(M) for those wishing to travel further afield and railway stations in Knaresborough and Harrogate connect directly to Leeds and York with intercity services to London's Kings Cross within 2½ hours. For the outdoor enthusiast, the Nidderdale Area of Outstanding Natural Beauty together with the wonderful scenery of the Yorkshire Dales National Park are but a few miles away.

The accommodation is approached through an entrance porch into the reception hall, off which is a guest cloakroom and large utility. The well proportioned sitting room features a brick fireplace with wood burning stove and two sets of French doors opening into the garden.

**A SIGNIFICANT 5 BEDROOM FAMILY HOME TOGETHER WITH A SEPARATE DETACHED COTTAGE, FORMER MILL HOUSE AND BARN, OCCUPYING AN IDYLIC AND SECLUDED POSITION WITHIN FORMAL GARDENS AND WOODLAND, IN ALL EXTENDING TO SOME 18½ ACRES ALONG THE BANKS OF THE RIVER NIDD.**

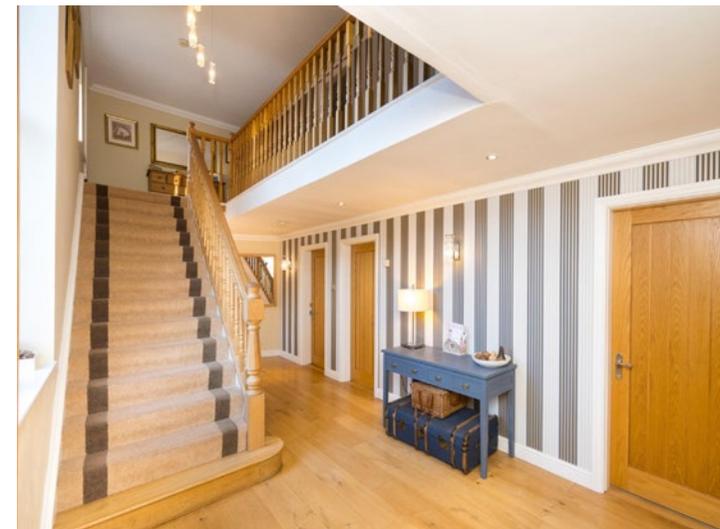


There is a good size study/home office and the ground floor is completed with a 36ft open plan family living/ dining kitchen shaker style fitted units in light grey, central island with breakfast bar, oil fired AGA, tiled and wood flooring, wood burning stove and French doors opening into the garden. At first floor level is a galleried landing, a principal bedroom with large luxury en suite bathroom, second guest bedroom with en suite shower room, three additional double bedrooms and a house bathroom with roll top bath and separate shower.

The separate cottage provides the perfect opportunity to form self contained accommodation for a dependent relative or as an Air B&B.

Outside, the property is initially approached down a private lane leading from Ripley Road though private electric entrance gates and up into a central courtyard providing ample parking for several cars. This provides access into a three car garage beyond which is the original mill house and a detached barn, both of which could be developed subject to obtaining the necessary planning approval. The formal gardens lie principally to the north and south of the house with lawns, meadows and patio areas ideal for outside entertaining.

Beyond is the private ancient woodland which boast a mass of native bluebells throughout the spring, with the whole bounded by the River Nidd, creating the most idyllic setting.



## ADDITIONAL INFORMATION

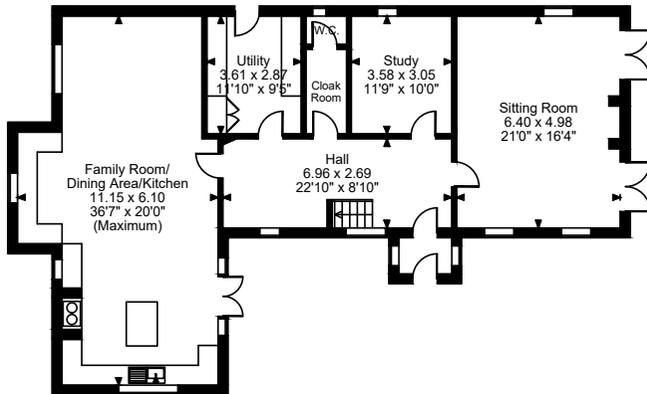
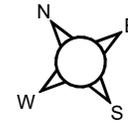
**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

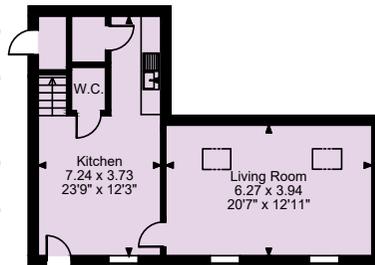
**Directions - HG5 9DH:** From the first Ripley roundabout, proceed in the direction of Knaresborough along the B6165 and after approximately 2 miles turn right into the centre of three accesses having just passed High Moor Lane on the left. Follow the lane to the end, through the gates and into the grounds of Low Mill Hall.



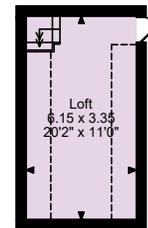
**Low Mill Hall, Scotton**  
**Approximate Gross Internal Area**  
**Main House = 2,893 sq ft / 269 sq m**  
**Garage = 642 sq ft / 60 sq m**  
**Annexe = 786 sq ft / 73 sq m**  
**Barns = 783 sq ft / 73 sq m**  
**Boat House = 220 sq ft / 20 sq m**  
**Total = 5,324 sq ft / 495 sq m**



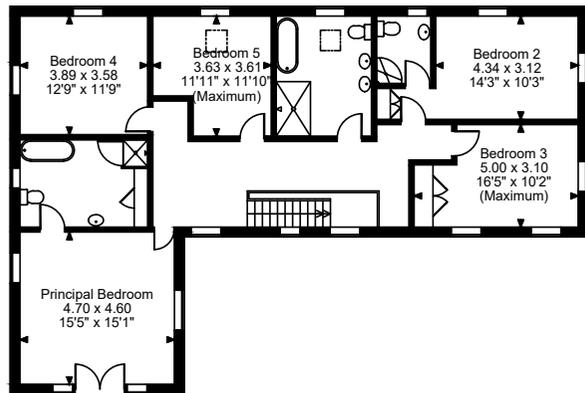
**Ground Floor**



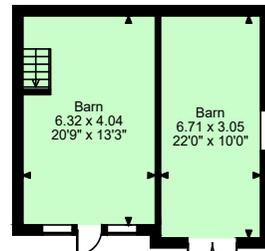
**Annexe Ground Floor**



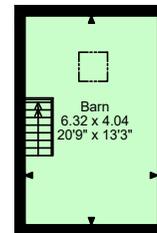
**Annexe First Floor**



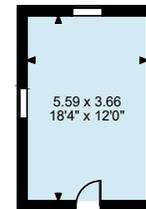
**First Floor**



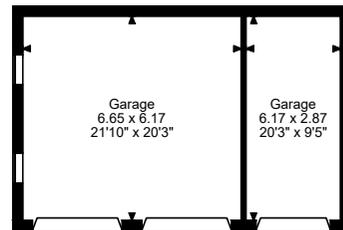
**Barn Ground Floor**



**Barn First Floor**



**Boat House**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			<b>82</b>
		<b>60</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		www.epc4u.com	



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