



THE OLD VICARAGE
Station Road, Knaresborough

Carter Jonas

THE OLD VICARAGE, 2 STATION ROAD, KNARESBOROUGH, HG5 9AA

Harrogate - 4 miles

York - 14 miles

Leeds - 16 miles

Leeds/Bradford Airport - 15 Miles

Large detached property in walled gardens • Six double bedrooms • Four reception rooms • Dining kitchen
Four bathrooms • Triple garage • Ample parking
Central location • Fabulous views • Close to high street and railway station

Available for the first time in almost 30 years is this impressive, six bedroom detached family home with grand proportions extending to almost 5,000 square feet of internal accommodation with an additional 689 square feet of garaging space in the very heart of the popular market town of Knaresborough and just a stone's throw from the railway station and shops on the high street.

The Old Vicarage offers modern living with a wealth of fantastic period features and history throughout the property which was originally constructed around 1860 and was the vicarage until around 1985 where it was then utilised as an antiques emporium until our clients purchased the property in 1996 and started to create the beautiful family home that it is today.

The opportunity to own a house of such generous accommodation and surrounded by spacious, secure, mature gardens in the very centre of Knaresborough is very rare indeed and The Old Vicarage briefly comprises: Porch, grand entrance hallway, dual aspect drawing room with open fire and French doors to the gardens, dining kitchen with modern units, granite surfaces and huge bay window and French doors into the formal dining room which benefits from dual access and a door to the garden. The ground floor accommodation continues with a spacious utility room with a separate shower room, the impressive

THE OLD VICARAGE IS A SIGNIFICANT PERIOD PROPERTY DATING BACK TO 1860 WITH A WEALTH OF ORIGINAL FEATURES, ACCOMMODATION OF ALMOST 5,000 SQFT OVER FOUR FLOORS, SET IN WALLED GARDENS WITH AMPLE PARKING, A TRIPLE GARAGE AND LOCATED IN THE CENTRE OF THE PICTURESQUE MARKET TOWN OF KNARESBOROUGH.



staircase and a door to the lower ground floor which boasts a family/cinema room and the wine cellar.

The first floor landing which runs the length of the house services the beautiful sitting room in the centre of the floor overlooking the lawn with lovely far reaching views, the dual aspect principal bedroom with en suite bathroom and walk in wardrobe occupies the south corner. Adjacent to the first floor sitting room to the north corner is bedroom two with a shower room and store room, the first floor is completed by a corridor with storage cupboards which links the triple garage internally with the house.

The second floor has a bright landing with spacious study/play area with skylights, a house bathroom with separate shower and four spacious double bedrooms, three having wash hand basin's and one with a door to the external spiral staircase.

The outside of the property is rare in such a central position being completely walled with double access gates leading to a large gravelled parking area for numerous vehicles leading to the triple garage. There is a kitchen garden, large lawn spanning the western side of the premises which benefits from sunshine all day with a wealth of mature trees, plants, shrubs and floral borders, there is a large pond with a patio adjacent accessed directly from the drawing room and various landscaped areas creating a variety of tranquil spaces to enjoy. The northern end of the garden is a practical paved area with a storage shed and secure exit gate.



The historic and picturesque market town of Knaresborough is located on a gorge of the river Nidd. The town's market, shops and hostelrys are a few minutes walk away and numerous quiet lanes lead from the house to wonderful walks along the river. The wide ranging attractions of Harrogate are roughly 3 miles away and the property is also ideally situated for swift accessibility to further afield, being 5 miles from the A1(M) Motorway, Junction 47. With Knaresborough railway station over the road from the property the likes of Leeds and York are within very convenient commuting distance, both having rail connections to the East Coast Mainline with some services making the journey to London Kings Cross in under two hours. Leeds Bradford airport is approximately 14 miles away. By virtue of being in the heart of Yorkshire, there is an extensive range of pursuits across the county ranging from racing at Wetherby, York and Ripon, shooting on the Yorkshire Moors, golfing at the likes of Pannal and Alwoodley and a raft of other cultural, social and retail opportunities for which the Harrogate area is well known such as the famous Betty's Tea Rooms.

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

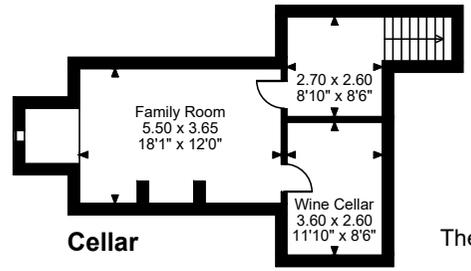
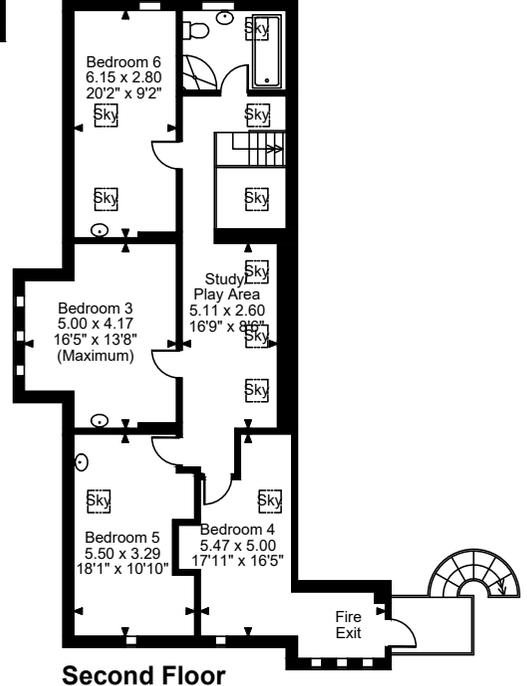
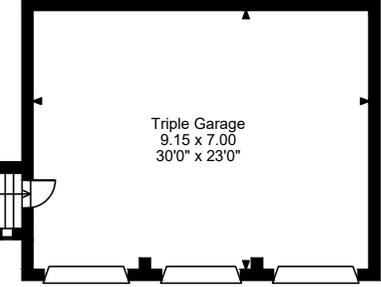
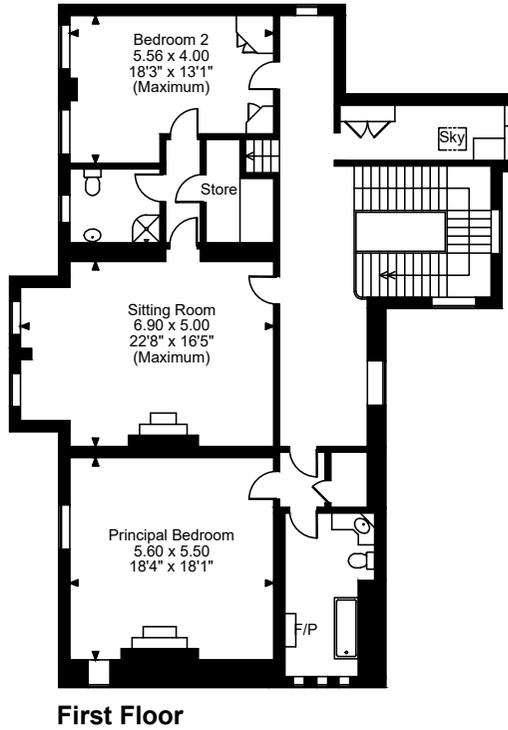
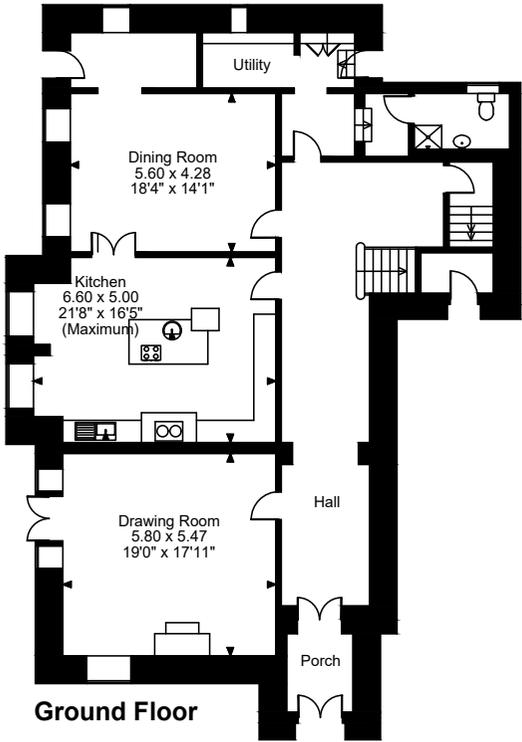
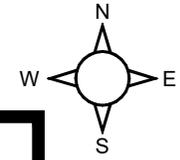
Services: All mains services are connected.

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

Directions: Postcode - HG5 9AA



The Old Vicarage, Station Road, Knaresborough
Approximate Gross Internal Area
Main House = 4,986 sq ft / 463 sq m
Garage = 689 sq ft / 64 sq m
Total = 5,675 sq ft / 527 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 7.5 |
| (54-68) | D | | |
| (39-54) | E | 5.4 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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