



THE RED HOUSE

Bond End, Knaresborough



A MAGNIFICENT DETACHED RED BRICK RESIDENCE DATING BACK TO 1835

The Red House occupies a prominent position in central Knaresborough and showcases a wealth of retained period features throughout.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Library/study | Cloakroom/WC | Cellars

First Floor: Landing | Principal bedroom with en suite shower room | Three further bedrooms | Sewing room/study | Family bathroom

Second Floor: Bedroom, dressing room and bathroom

Distances: Harrogate Town Centre 3 miles, Leeds 15 miles, York 18 miles
(All distances and times are approximate)



SITUATION

This exceptional property enjoys a prime setting in the historic market town of Knaresborough, with excellent road and rail links. The A1(M) and M1 motorways are easily accessible, while Knaresborough railway station—just a 5-minute walk away—provides frequent services to both Leeds and York. From there, direct mainline connections link to London King's Cross, Newcastle, and Edinburgh, making this a highly convenient base for commuters. Leeds Bradford International Airport is also within easy reach, offering access to a range of international destinations.

THE PROPERTY

The Red House is a truly distinctive and historic home, dating back to 1835. Built by Peter Hobson, it later became the childhood home of his son, George Andrew Hobson, a distinguished engineer best known for designing the iconic Victoria Falls Bridge between Zambia and Zimbabwe.

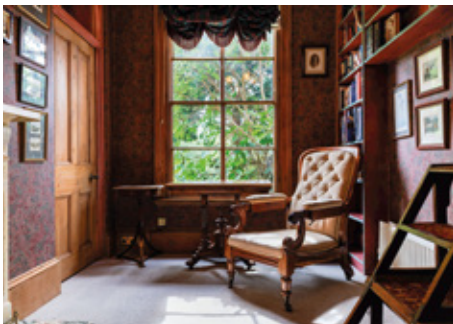
Rich in heritage and character, the house retains many original period features, including Yorkshire stone flagged flooring, open spindle and baluster staircase, ornate fireplaces, sash windows, and intricate cornicing. The spacious reception hall sets the tone with its stone floor and elegant staircase, offering access to the principal reception rooms. The drawing room features a striking marble fireplace with coal-effect gas fire and large windows overlooking the gardens. It opens into a charming library/study area fitted with bespoke bookshelves. The formal dining room, accessed via a few steps from the hall, boasts another impressive fireplace, ideal for entertaining. To the rear, a hallway leads to extensive cellars. The kitchen/breakfast room is fitted with a comprehensive range of wall and floor cabinetry, granite and timber worktops, glazed display units, an inset sink with mixer tap, integrated dishwasher, and a two-oven AGA. A built-in window seat provides a delightful spot for informal dining. A cloakroom/WC is also located on the ground floor.



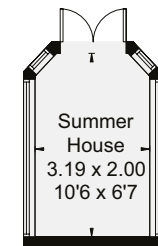
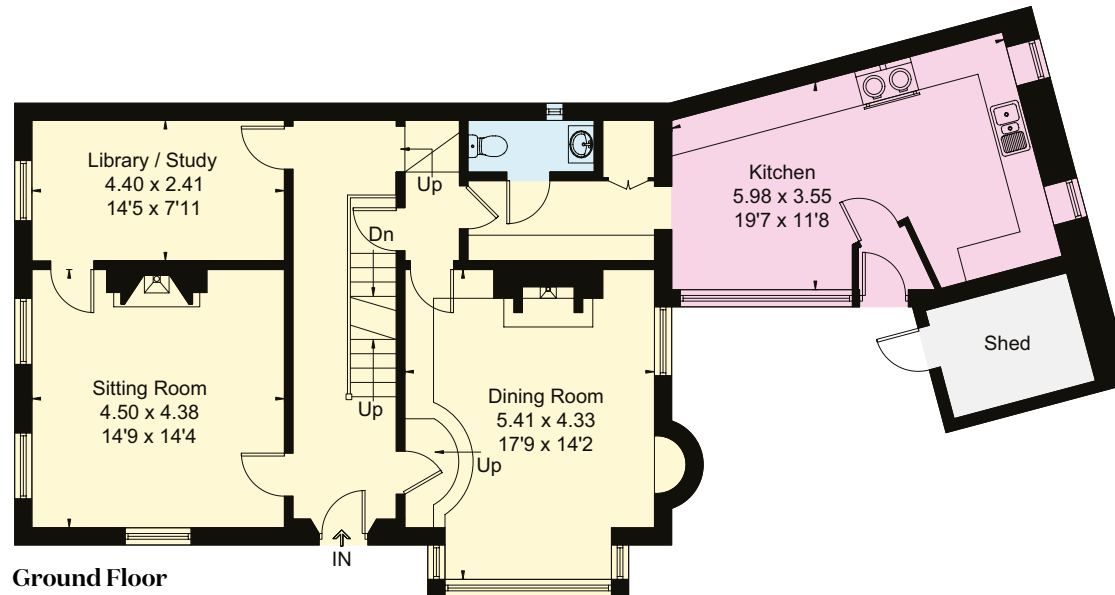
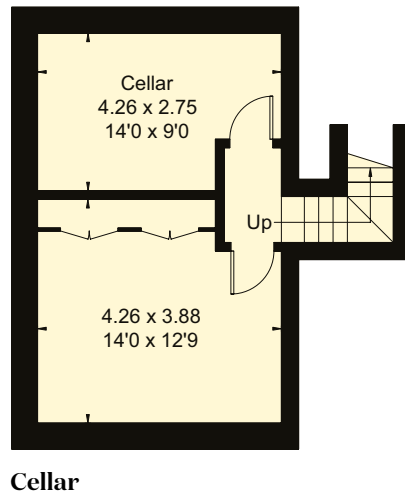
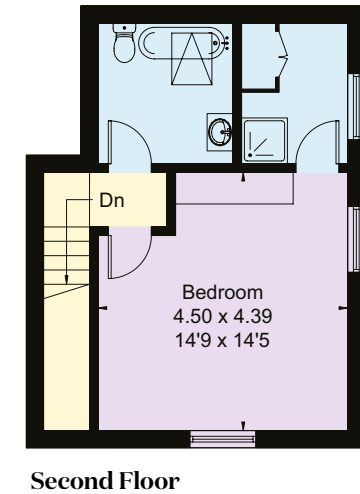
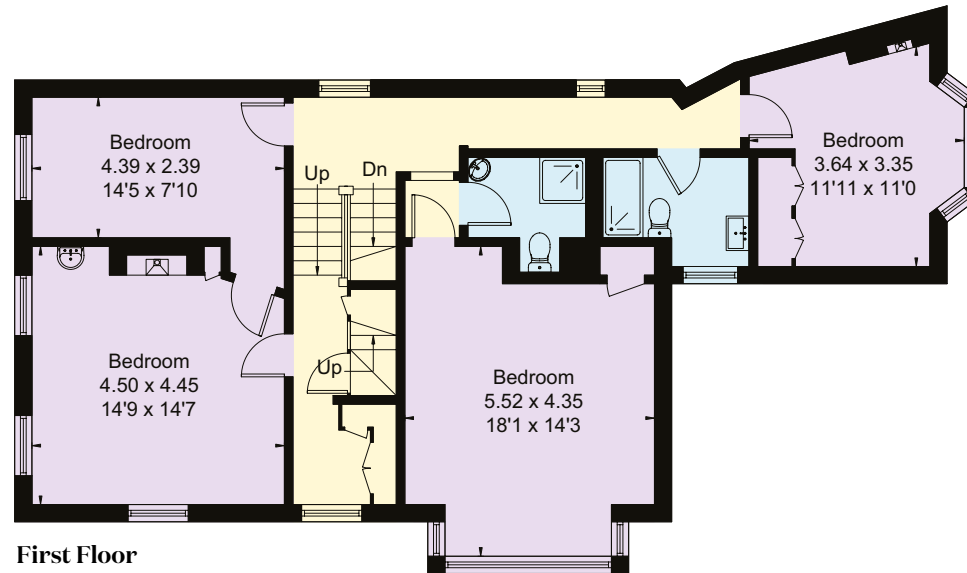




On the first floor, a split-level landing leads to the principal bedroom with built-in wardrobes and a contemporary en-suite shower room. The second bedroom features a charming cast iron fireplace. A traditional family bathroom serves the additional bedrooms. Further stairs lead to a second landing where there are two more double bedrooms and a versatile sewing room/study. The second floor comprises a generous double bedroom and a stylish bathroom complete with a freestanding roll-top bath with ball and claw feet, a large vanity basin, and low-level WC. There is also a walk-in dressing/shower room.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 236.6 sq m / 2547 sq ft
 Cellar = 31.0 sq m / 334 sq ft
 Summer House = 6.2 sq m / 67 sq ft
 Total = 273.8 sq m / 2948 sq ft
 (Excluding Shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

EXTERNALLY

Set back from the road, Red House enjoys off-street parking for two vehicles, with a garage door opening to additional parking for several more. The beautifully maintained walled garden is mainly laid to lawn, interspersed with well-stocked flower borders, mature shrubs, and conifers. A raised decked terrace offers spectacular views over the River Nidd, the historic town of Knaresborough, and its iconic viaduct—perfect for outdoor dining and relaxation. A fully double-glazed summerhouse provides a peaceful retreat on warm summer evenings.

PROPERTY INFORMATION

Services

- Gas central heating
- Mains electricity
- Mains water and drainage

Local Authority: North Yorkshire Council

Tenure: Freehold

Council Tax Band: G

EPC: F





I would be delighted
to tell you more.

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