



ROWAN LODGE, KNARESBOROUGH

£1,350,000

NORTH
RESIDENTIAL



Stunning family home with beautiful grounds.

Rowan Lodge offers a rare opportunity for a private family home enjoying a wonderful rural setting in the village of Coneythorpe, well known for its accessibility to the A1(M) and situated some 5 miles from the picturesque and historic market town of Knaresborough. It also offers excellent connections by road and rail to London.

This stunning property offers a significant main house, detached garaging and over an acre of land making it perfect for someone with an equestrian interest.

The main dwelling extends to over 3,100 sq ft and comprises 5 bedrooms, 4 bath / shower rooms with 3 well-proportioned reception rooms in addition to a stunning open plan living kitchen.

Rowan Lodge is ready for its next family to move in and make it a home with its stunning gardens and land big enough for a few horses and stables, or just benefit from the stunning greenery. The property also benefits from a detached double garage and store room that could be transformed into a multitude of other uses including an annexe to the main house if desired - all relevant planning consents will need to be achieved.



Tenure
Freehold

Local Authority
North Yorkshire

Council Tax Band
Band G

EPC Rating
E





Accommodation continued...

On entering the property there is a spacious hallway that continues through to the back of the property offering views of the stunning garden, a more formal and spacious sitting room with log burner to the right of the entrance and on the left hand side of the property are two further reception rooms, one of them offering a significantly sized room with log burner. Guest WC.

To the rear of the property is the living kitchen benefiting from stunning views, lots of light, handmade oak kitchen and three sets of French doors onto the entertaining patio. Off the kitchen is a utility and further guest WC.

The first floor has 5 bedrooms, a home office, three shower rooms, a house bathroom and includes a spacious primary bedroom suite with shower room, air conditioning and views of the garden from every aspect.



Services

We are informed that the property is connected to mains water, electricity, and drainage. LPG central heating is installed. The property also benefits from solar panels that reduce electricity costs.

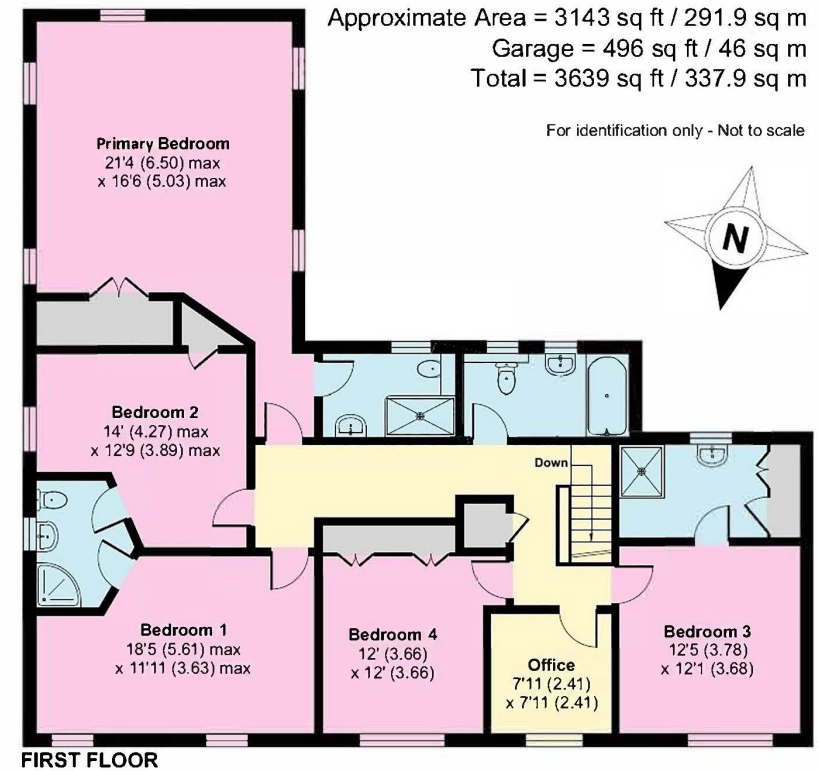
Directions - HG5 0RY

From Knaresborough proceed east along the A59 towards York. Take a left onto York Road heading into Flaxby, continue through the village and fork off to the left onto Shortshill Lane. As you enter the village take the first turning on the right past the old pub "The Tiger Inn", and continue to the end of the road and the driveway is the last one on your right.

For a precise location, please use the What3words [///encoded.circulate.project](https://www.what3words.com/encoded/circulate.project)



Rowan Lodge, Coneythorpe, Knaresborough, HG5



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1132814



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