



OLD TRINITY VICARAGE, KNARESBOROUGH

£1,495,000

NORTH
RESIDENTIAL

Stunning period home with delightful generous private gardens and grounds.

Old Trinity Vicarage is a stunning period home with beautifully presented family accommodation extending to almost 5,000 square feet including a detached garage/coach house - just a short stroll to the centre of Knaresborough yet totally private and hidden away in an enviable position.

This beautiful stone detached house offers bags of character, an extremely rare find set in one of the most sought-after locations in North Yorkshire.

The property is accessed via a private road leading to a gated driveway offering ample parking for multiple vehicles as well as a detached garage/coach house with potential for conversion to accommodation.

Enter through the welcoming front door to an entrance vestibule and then a second set of double doors to the main reception hall - a magnificent entrance with high ceilings, plenty of width, an open archway ahead and dome effect ceiling above. There is a classic, warm and easy to clean wood floor running through the entrance and into further rooms on this floor.

The reception hall provides access to all the principal reception rooms and whilst beautifully laid out there would be opportunities to open out/join rooms or alter the use or layout of these rooms if so desired.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
Band G







Accommodation continued...

The dining room can easily seat large family gatherings, it's an attractive space with large feature fireplace, sash windows, high ceilings allowing for a chandelier, neutral colour tones and wooden flooring running through.

The sitting room is set out with a traditional feel with a carpeted floor, dressed large windows offering plenty of natural light and a feature fireplace - an ideal place to unwind or entertain family and friends.

The hub of the home is a 'wow factor' breakfast kitchen opening onto a large orangery - a truly delightful space. The kitchen with island has plenty of storage, all the essential appliances, beautifully crafted units and a stone floor. At the heart of the kitchen is the wonderful large multi oven and stove AGA in a lovely pastel colour contrasting perfectly against the units. The island has seating for at least three but beyond into the south-facing orangery there would be seating for at the least eight people if required. Many may choose to utilise the orangery as the principal dining space giving back the current dining room for alternative purposes. The orangery opens onto the generous gardens with a paved seating area, ideal for alfresco summer dining.

The excellent ground floor also offers a good size utility room, guest w/c, large cloakroom and plenty of fitted storage cupboards.

The first floor continues to impress with three large bedrooms, two with en suites. The principal offers beautiful views, a large en suite with walk in shower and across the landing a huge dressing room. All the bedrooms are very large doubles with wardrobe space. Listed as bedroom three on the floor plan you will note a second en suite, this time with bathtub. The rooms are relaxing and tastefully decorated. The bathrooms are all a little different some tiled fully, others panelled in parts. Each room has its own point of interest, the current owners having thought through each detail so very well.

The second floor is home to three additional bedrooms, the current owners have combined two of these to offer a particularly large suite. There is a wonderful house bathroom with walk in shower and free-standing bath servicing these spacious rooms.





Gardens and Grounds

A particular feature is the generous plot which the property occupies. A gravelled driveway provides off street parking behind gates for a large number of vehicles with a detached garage/coach house - ideal for numerous uses including potential separate accommodation. The delightful mature gardens offer various areas to enjoy throughout the day with established planted flower beds and borders, specimen trees, paved sun terracing, and large areas of lawn - an enchanting outdoor space with a high degree of privacy and a picturesque outlook.

Location

For those less familiar with the town of Knaresborough it is without question one of the most picturesque in our county. Boasting stunning river walks, a traditional marketplace with weekly farmers market, many eateries, excellent state schools and easy access to some of the very best private schools in our region, artisan cafes, multiple butchers and the list goes on. It also is positioned perfectly for those commuting with excellent road links and rail links to Harrogate, York and Leeds all with direct services to London and beyond.

Services

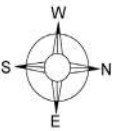
All mains' services are connected the property. Gas fired central heating is installed.

Viewing Arrangements

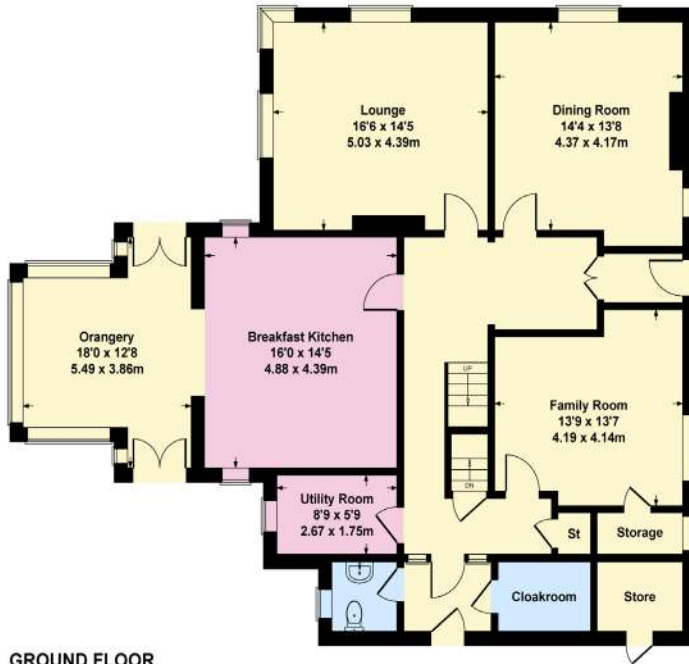
Strictly by appointment via the selling agent – North Residential
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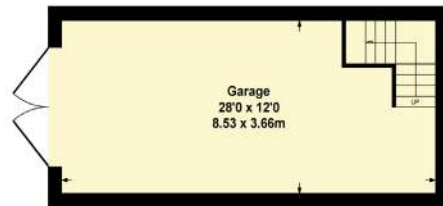




BASEMENT



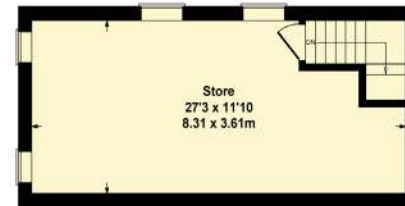
GROUND FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



SECOND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

Old Trinity Vicarage



APPROXIMATE GROSS INTERNAL AREA
 House - 4289 sq ft - 398 sq m
 Garage - 672 sq ft - 62 sq m
 Total - 4961 sq ft - 460 sq m

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs dated October 2024.

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