

# Duchy Lane



9 LUXURY HOMES IN KNARESBOROUGH

# Welcome to Duchy Lane

Welcome to Duchy Lane, an exclusive collection of nine beautifully crafted detached homes, set within a prestigious gated development in the historic market town of Knaresborough.

Ranging from 1,721 sqft upwards, each home has been thoughtfully designed to offer generous space for modern family living, with layouts that balance style, comfort, and practicality.



Each home has been designed with care and attention, combining elegant exteriors with refined interiors. From natural stone or brick façades to thoughtfully landscaped gardens, these homes blend timeless design with modern functionality.

Inside, warm tones, heritage-inspired finishes, and contemporary layouts create spaces that are both stylish and practical, designed for family life and entertaining alike.



# Interiors

Inside Duchy Lane, every detail has been designed to balance elegance with everyday practicality. The interiors are calm and timeless, featuring a warm, natural palette that enhances space and light. Kitchens form the heart of the home, while bathrooms provide a private retreat.

Subtle joinery details and carefully chosen finishes make these houses as inviting as they are functional.



## Specification highlights:

- Flooring: porcelain tiles to the ground floor
- Wet underfloor heating to the ground floor
- Lighting, sockets, and switches in brushed antique brass
- Hidden-screw brushed antique brass USB-C sockets to kitchen and living room

## Optional extras:

- Carpet to first floor
- Fitted wardrobes to all bedrooms
- Feature panelling
- Farrow & Ball paint colours or wallpaper



# Interiors - Kitchens

Every Duchy Lane kitchen has been thoughtfully designed for both style and functionality. Shaker cabinetry, premium appliances, and elegant brass details combine to create a beautiful and practical space.

Kitchen features include:

- Shaker-style Mayfair kitchens
- Under-pelmet lighting to all wall units
- Brushed brass traditional swan-neck taps
- Brass cupboard handles
- Neff oven and hob
- Integrated dishwasher
- Integrated fridge/freezer (4-bedroom homes)
- Separate integrated fridge and freezer (5-bedroom homes)

Optional extra:

- Stacked washer and dryer
- Quartz worktops



# Interiors - Bathrooms

Bathrooms at Duchy Lane are calm, considered spaces finished to a high standard. Large-format porcelain tiles, brushed brass fittings, and stylish sanitary ware create a luxurious, spa-like feel.

## Family Bathrooms:

- Villeroy & Boch sanitary ware
- Large-format premium tiles
- Brushed brass taps, mirrors, and accessories
- Shaver sockets
- Brass heated towel rails



## Master Ensuite:

- Villeroy & Boch round washbasin and sanitary ware.
- Brushed brass shower enclosure, taps, mirror, & accessories
- Large format polished tiles to all walls and floors



# Exteriors

The homes at Duchy Lane are finished to the highest standards, blending traditional craftsmanship with modern design. Striking black UPVC windows, bifold doors, and contemporary front entrances set the tone, while grey slate-effect roofs and a mix of brick or reconstituted stone façades give each home its own distinctive character.

A gated entrance to the development, thoughtful landscaping, private gardens, and carefully considered details ensure the development feels exclusive, elegant, and welcoming.



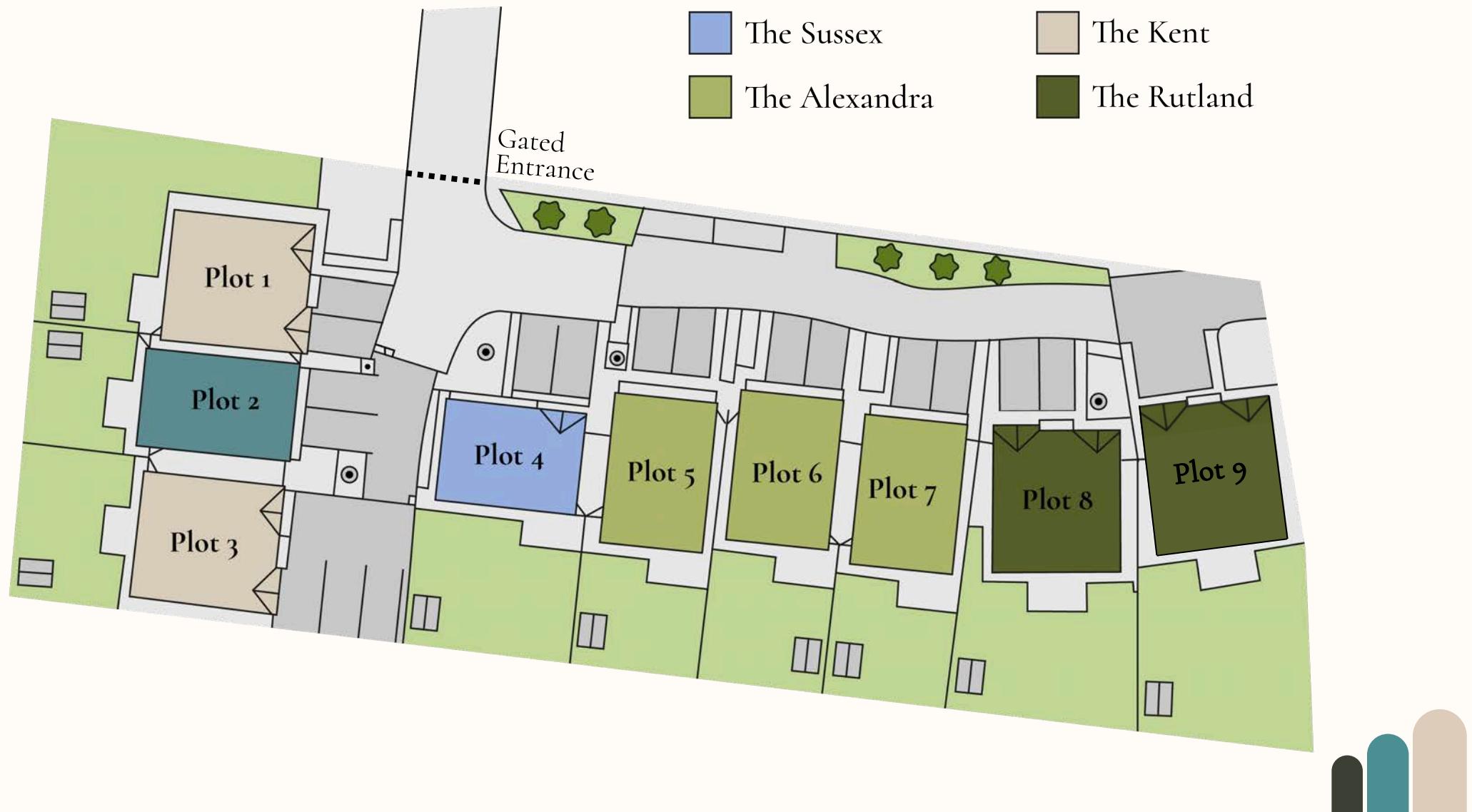
## Specification highlights:

- Black PVC fascias, soffits and downpipes
- Condron Senior thin concrete roof tiles
- Brick or reconstituted stone façades with artstone or brick detailing
- Block-paved adopted roads with tarmac road and private driveways
- Concrete pavers to pathway to front door & side access to rear
- Timber boundary fencing and sheds in all gardens
- Landscaped, turfed gardens front and rear
- Slate house numerals



# Duchy Lane

## Knaresborough





The Kent, 5 Bedroom Home

# The Kent, 5 Bedroom Home

## Plots 1 & 3

Five-bedroom detached homes with three bathrooms, one WC, and an integral garage.

Each home offers 2,042 sq ft of living space.

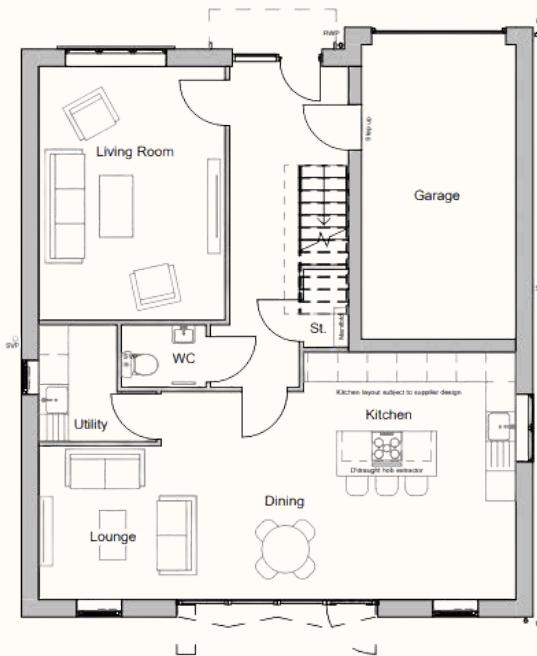
Price: £750,000

### Ground Floor

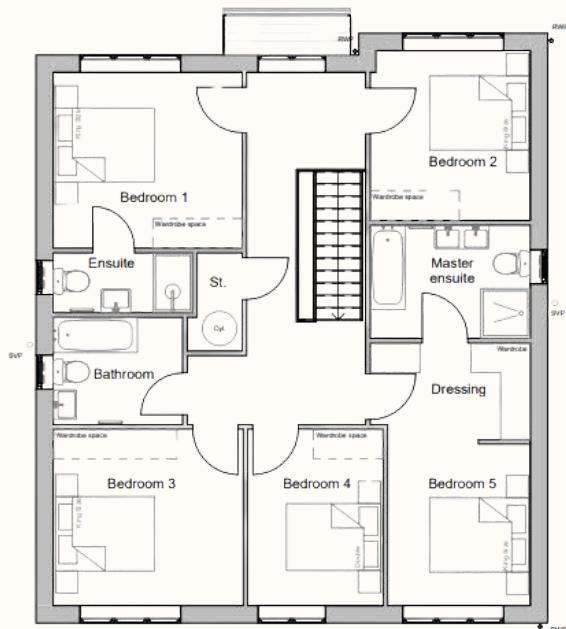
Kitchen / Dining / Lounge	444 sqft
Living Room	208 sqft

### First Floor

Bedroom 1	146 sqft
Bedroom 2	121 sqft
Bedroom 3	147 sqft
Bedroom 4	105 sqft
Bedroom 5	171 sqft



Ground Floor



First Floor

### Important Information

All properties at Duchy Lane are sold off-plan. Images shown are computer-generated (CGIs) and may vary depending on individual selections made by the purchaser.

The floorplans have been produced for illustrative purposes only and are not to scale. Room sizes may vary by up to ±50mm. They should not be relied upon for anything other than general guidance. If specific measurements are required, please speak to a sales consultant.

Slight variations may also occur during construction.



The Cambridge, 4 Bedroom Home

# The Cambridge, 4 Bedroom Home

Plot 2

Four-bedroom detached home with two bathrooms and one WC.

This home offers 1,824 sq ft of living space.

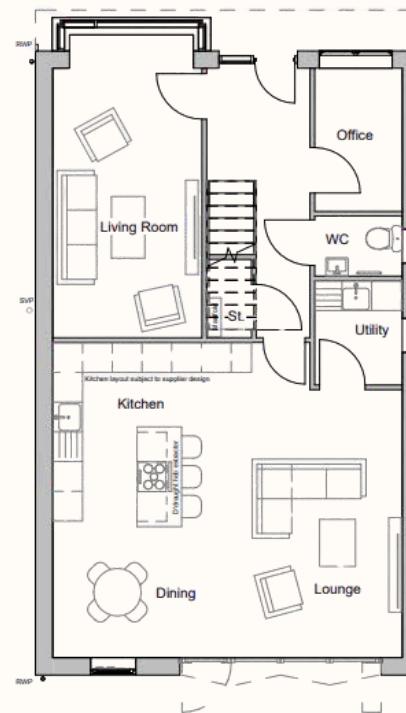
Price: £625,000

## Ground Floor

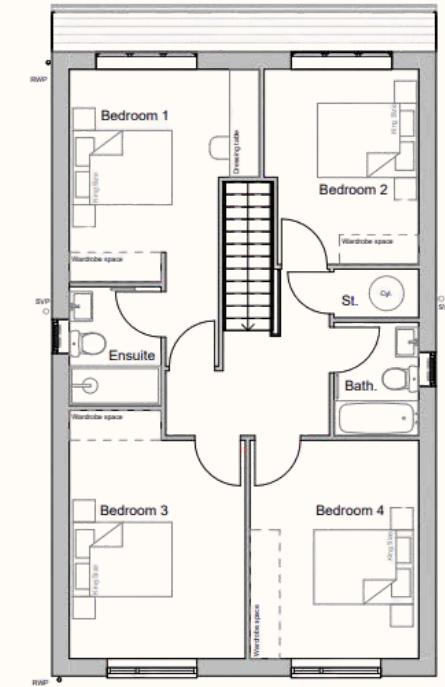
Kitchen / Dining / Lounge	464 sqft
Living Room	194 sqft

## First Floor

Bedroom 1	176 sqft
Bedroom 2	127 sqft
Bedroom 3	181 sqft
Bedroom 4	162 sqft



Ground Floor



First Floor

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The Sussex, 4 Bedroom Home

# The Sussex, 4 Bedroom Home

Plot 4

Four-bedroom detached home with two bathrooms and one WC.

This home offers 1,721 sq ft of living space.

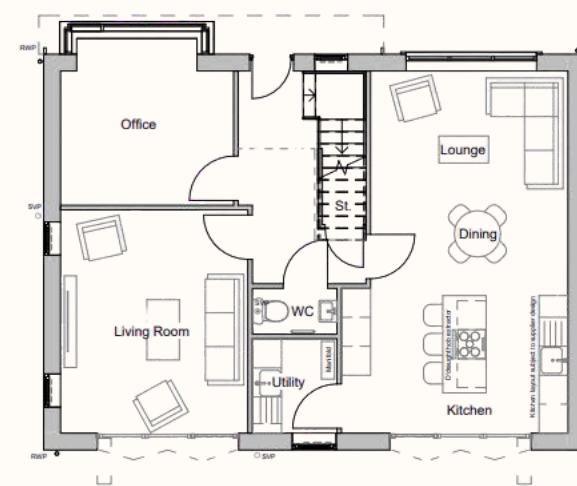
Price: £590,000

## Ground Floor

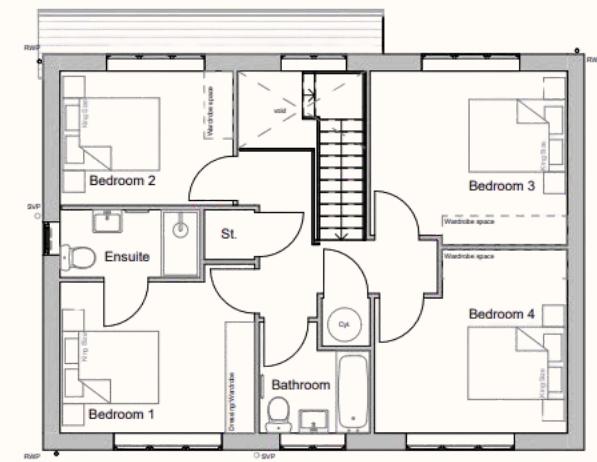
Kitchen / Dining / Lounge	351 sqft
Living Room	194 sqft

## First Floor

Bedroom 1	140 sqft
Bedroom 2	108 sqft
Bedroom 3	156 sqft
Bedroom 4	149 sqft



Ground Floor



First Floor

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The Alexandra, 4 Bedroom Home

# The Alexandra, 4 Bedroom Home

Plots 5, 6 & 7

Four-bedroom detached homes with two bathrooms and one WC.

Each home offers 1,940 sq ft of living space.

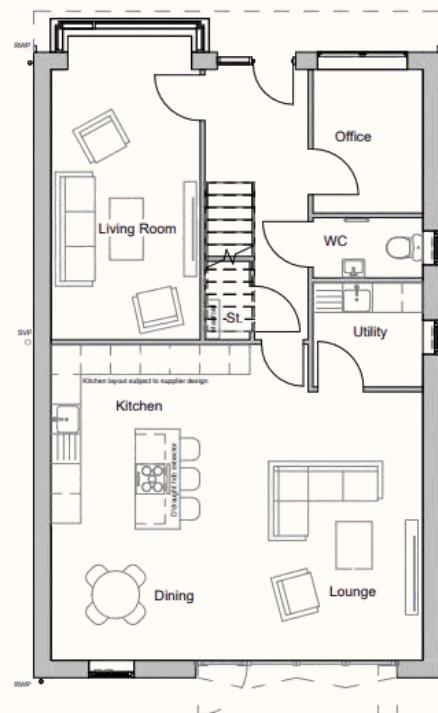
Price: £675,000

## Ground Floor

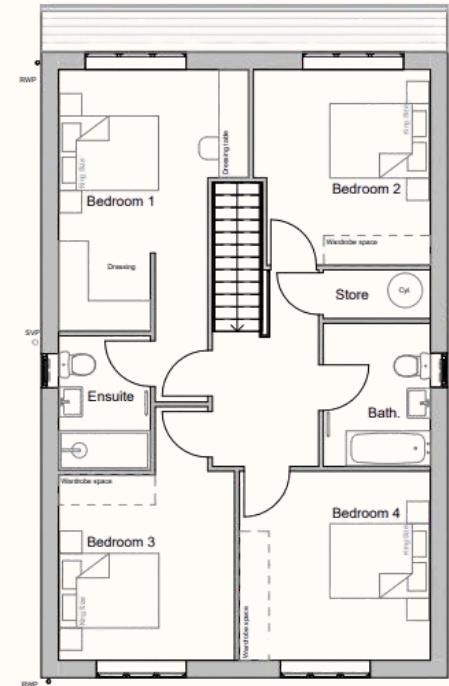
Kitchen / Dining / Lounge	490 sqft
Living Room	208 sqft

## First Floor

Bedroom 1	205 sqft
Bedroom 2	146 sqft
Bedroom 3	159 sqft
Bedroom 4	158 sqft



Ground Floor



First Floor

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The Rutland, 5 Bedroom Home

# The Rutland, 5 Bedroom Home

Plots 8 & 9

Five-bedroom detached homes with three bathrooms, one WC, and an integral garage.

Each home offers 2,042 sq ft of living space.

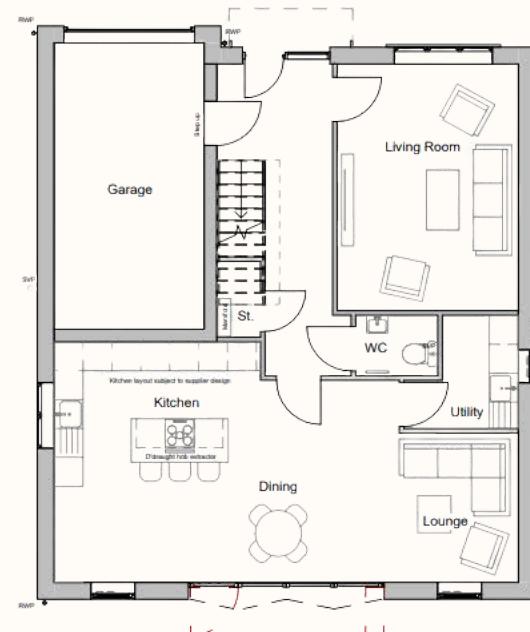
Price: £725,000

## Ground Floor

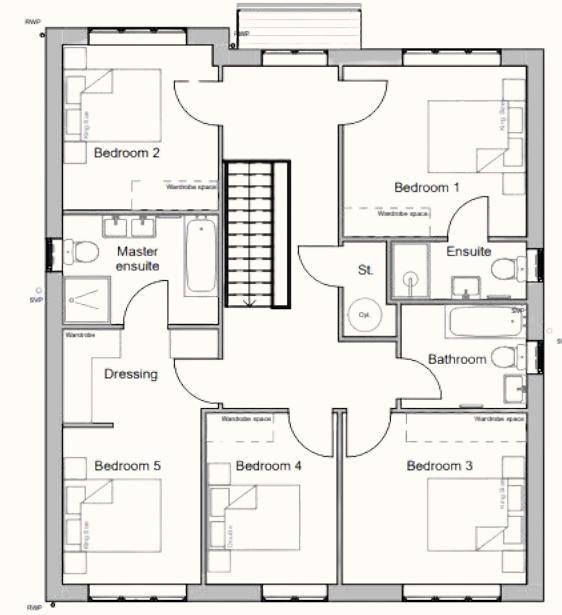
Kitchen / Dining / Lounge	444 sqft
Living Room	208 sqft

## First Floor

Bedroom 1	146 sqft
Bedroom 2	121 sqft
Bedroom 3	147 sqft
Bedroom 4	105 sqft
Bedroom 5	171 sqft



Ground Floor



First Floor

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# Life in Knaresborough

Duchy Lane is perfectly situated in the historic market town of Knaresborough, one of North Yorkshire's most picturesque and sought-after locations. With its dramatic riverside setting, iconic viaduct views, and charming cobbled streets, Knaresborough offers a unique blend of heritage, community, and convenience.



Beyond its natural beauty, Knaresborough is a thriving town with excellent schools, independent shops, cafés, and restaurants, alongside superb transport connections. The A1(M) provides swift links to Harrogate, York, Leeds, and beyond, while Knaresborough railway station offers regular services to York and Leeds.

For those who love the outdoors, the River Nidd, surrounding countryside, and nearby Yorkshire Dales provide endless opportunities for walking, cycling, and exploration.



# The Perfect Location

## Schools

Aspin Park Primary School - 4 minute drive, 17 minute walk

King James' School - 4 minute drive, 24 minute walk

## Shopping

St James's Retail Park - 4 minute drive, 29 minute walk

Harrogate town centre - 20 minute drive



## Attractions

Mother Shipton's Cave - 7 minute drive

Knaresborough Castle and Courthouse Museum - 6 minute drive, 30 minute walk

Knaresborough Swimming Pool - 4 minute drive, 23 minute walk

Nidd Gorge and Viaduct - 24 minute drive

Yorkshire Dales National Park - 30 minute drive

## Leisure

Harrogate Golf Club - 11 minute drive

Goldsborough Hall - 4 minute drive

Rudding Park Hotel & Spa - 10 minute drive











# Your new home awaits...

Discover Duchy Lane, an exclusive gated development of luxury detached homes in the heart of Knaresborough.



CHARLES MAYFAIR  
HOMES

MONROE

SELLERS OF THE FINEST HOMES

To register your interest please contact Monroe Estate Agents:



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