



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

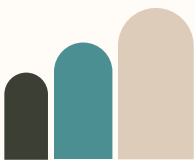
The homes at Duchy Lane are finished to the highest standards, blending traditional craftsmanship with modern design. Striking black UPVC windows, bifold doors, and contemporary front entrances set the tone, while grey slate-effect roofs and a mix of brick or reconstituted stone façades give each home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

Knarborough

4 bedroom homes

 The Cambridge

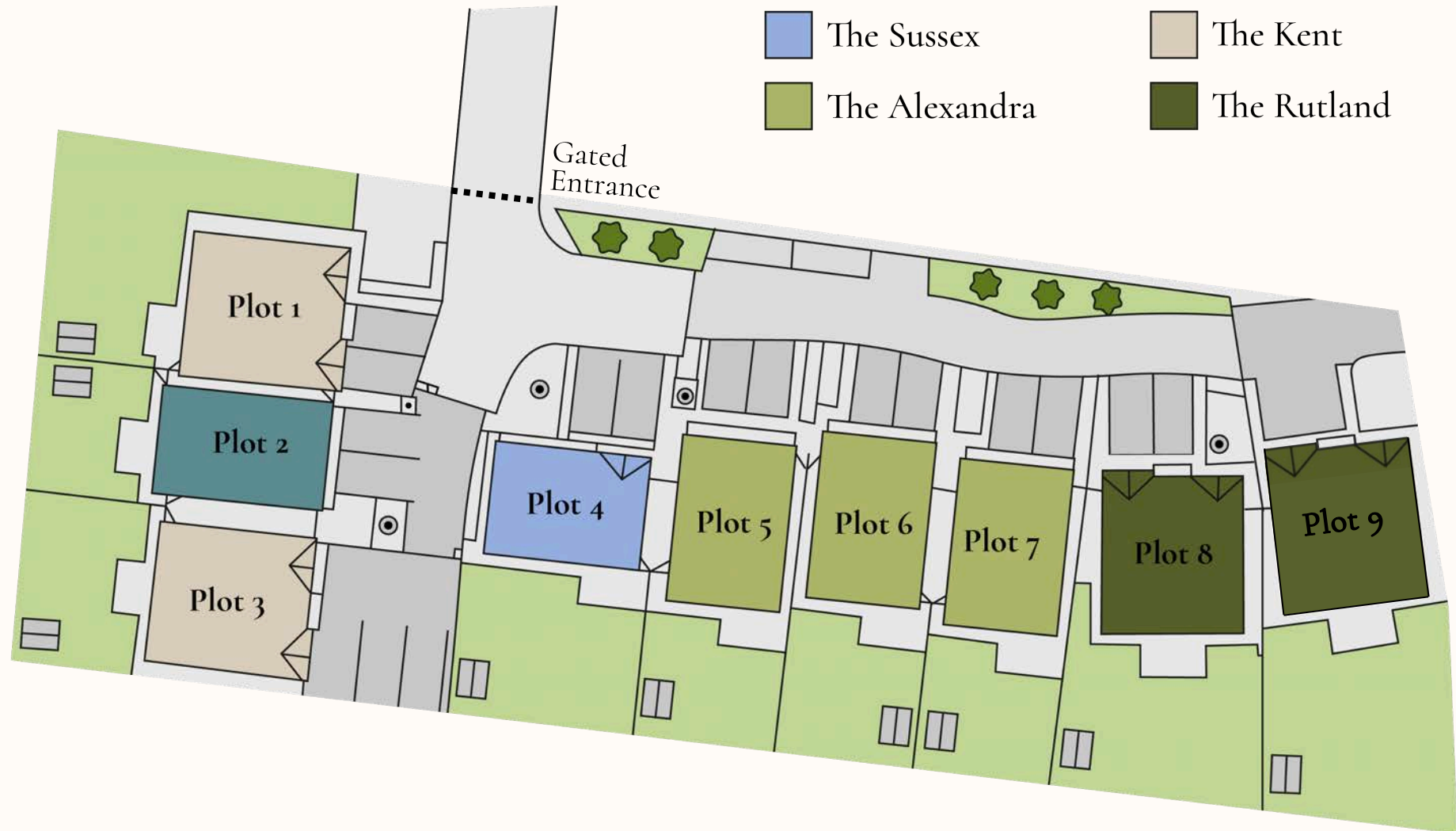
 The Sussex

 The Alexandra

5 bedroom homes

 The Kent

 The Rutland





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
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Living Room	208 sqft
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First Floor

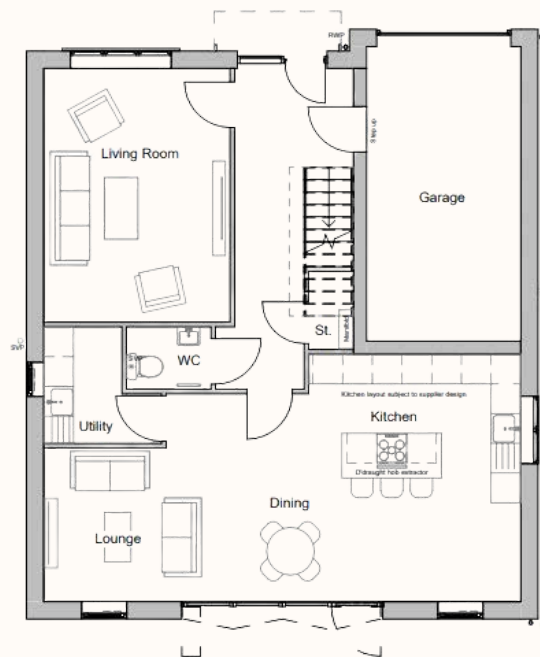
Bedroom 1	146 sqft
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Bedroom 2	121 sqft
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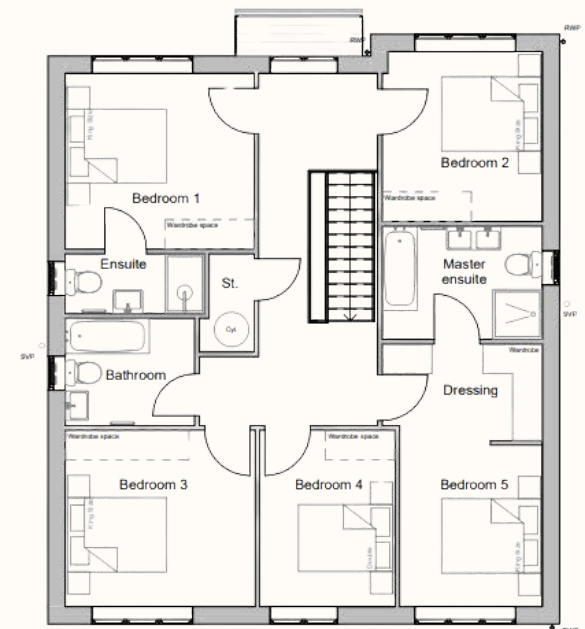
Bedroom 3	147 sqft
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Bedroom 4	105 sqft
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Bedroom 5	171 sqft
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Ground Floor



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
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Living Room	194 sqft
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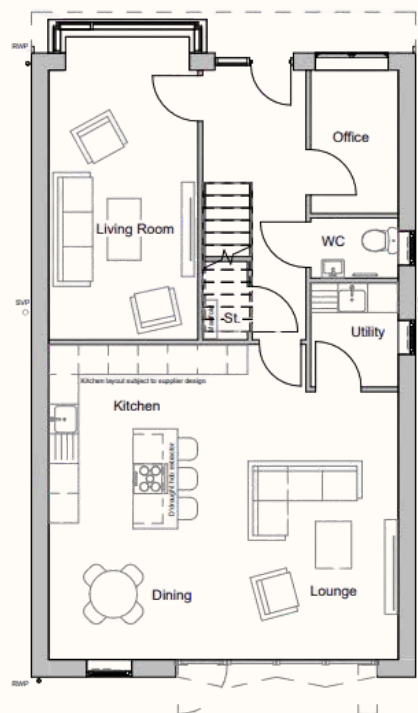
First Floor

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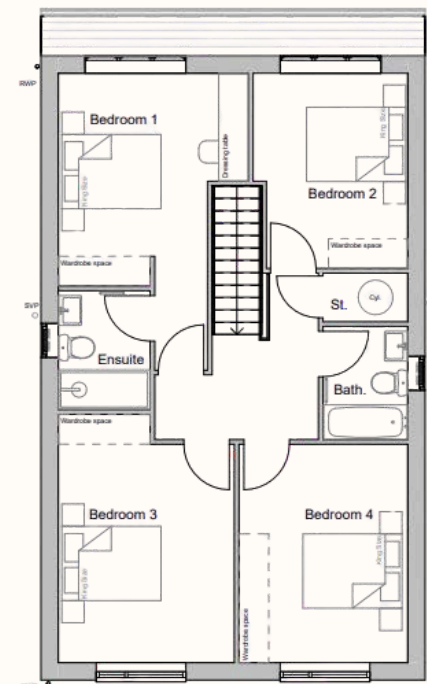
Bedroom 2	127 sqft
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Bedroom 3	181 sqft
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Bedroom 4	162 sqft
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Ground Floor



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
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Living Room	194 sqft
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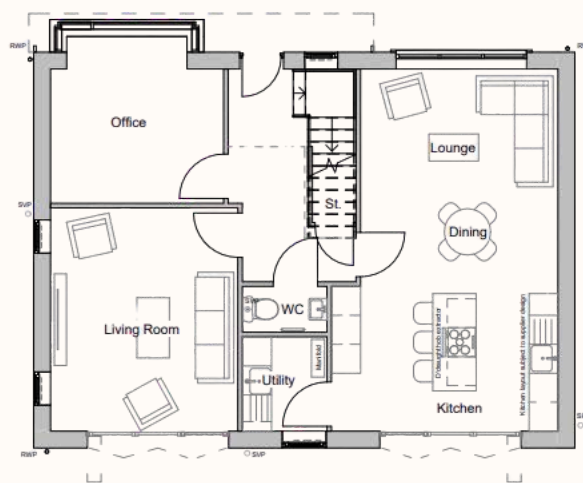
First Floor

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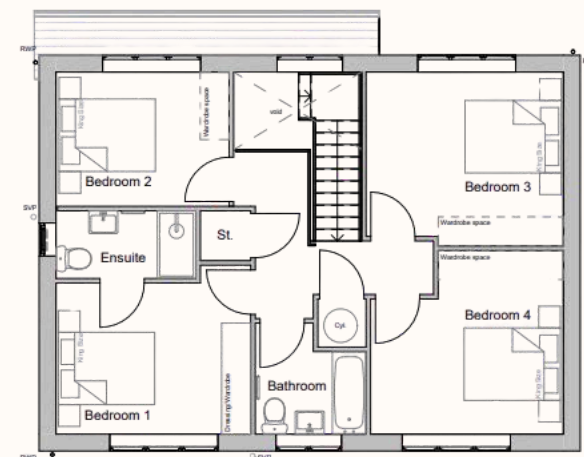
Bedroom 2	108 sqft
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Bedroom 3	156 sqft
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Bedroom 4	149 sqft
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Ground Floor



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
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Living Room	208 sqft	194 sqft
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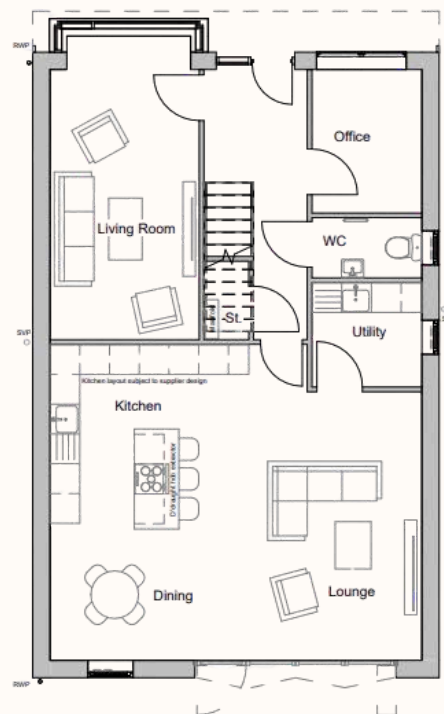
First Floor

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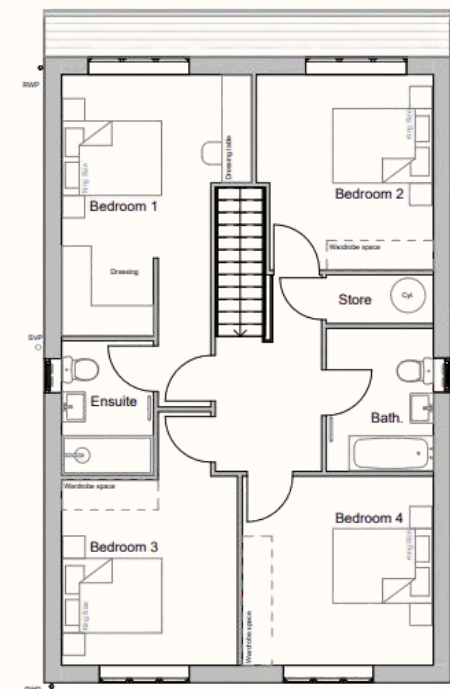
Bedroom 2	146 sqft
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Bedroom 3	159 sqft
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Bedroom 4	158 sqft
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Ground Floor



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
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Living Room	208 sqft
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First Floor

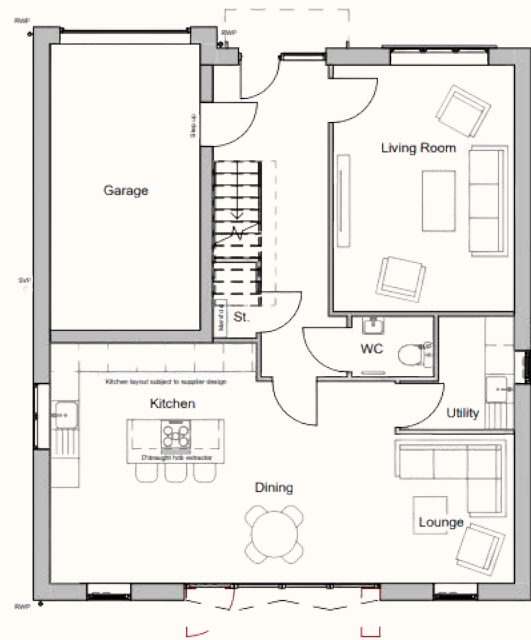
Bedroom 1	146 sqft
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Bedroom 2	121 sqft
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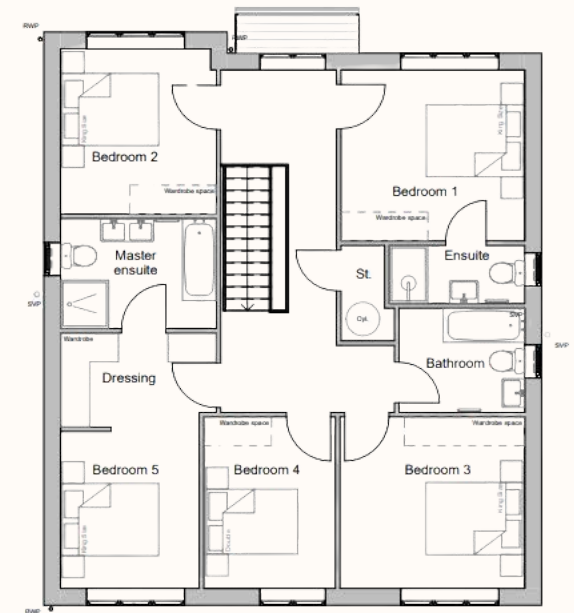
Bedroom 3	147 sqft
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Bedroom 4	105 sqft
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Bedroom 5	171 sqft
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Ground Floor



First Floor

Important Information

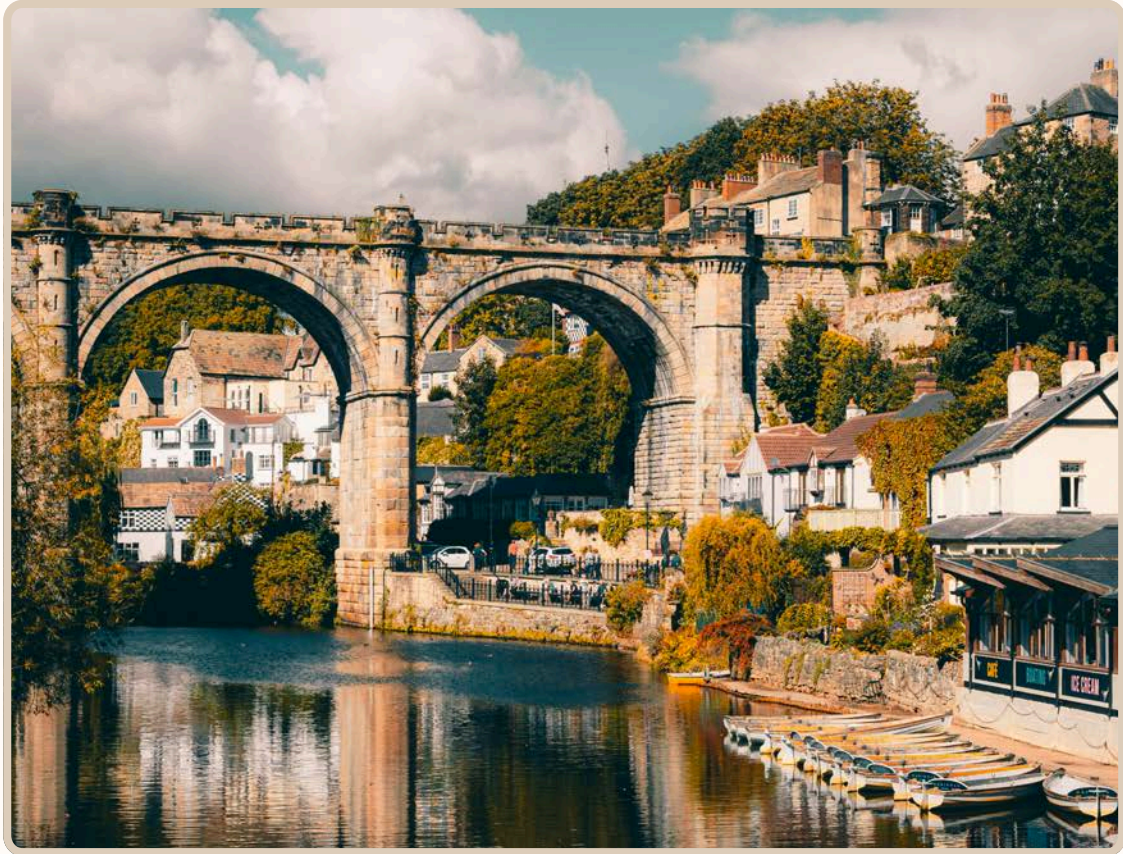
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Life in Knaresborough

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

Goldsbrough Hall - 4 minute drive

Rudding Park Hotel & Spa - 10 minute drive











Duchy
Lane



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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