



VERITY  
FREARSON

MCKINNELL LODGE, RIPLEY ROAD, KNARESBOROUGH, HG5 9HA

£1,600,000



# MCKINNELL LODGE, RIPLEY ROAD,

*Knaresborough, HG5 9HA*

**A most impressive detached period property extending to over 4,000 square feet and standing within attractive grounds, situated in this delightful position overlooking countryside and convenient for Knaresborough town centre.**

This signature property provides generous and flexible accommodation, which is appointed to a high standard. On the ground floor there are various reception rooms with fireplaces and glazed patio doors leading to the garden. There is also a stunning open-plan kitchen and dining area with feature period range and gas-fired AGA, together with a downstairs WC and large utility room. On the first floor there are four good-sized bedrooms, including the main bedroom which has an en-suite and dressing room, and there is a modern house bathroom. On the top floor there are two further bedrooms, a storeroom and additional shower room. Electric gates lead to the property where an in-and-out driveway provides ample parking and leads to a detached garage. The property stands within attractive and well-maintained grounds with extensive lawned area, planted borders and large sun terrace enjoying a south-facing aspect.



3 Reception Rooms · Living Kitchen · Utility Room · Cloakroom · Utility Room

6 Bedrooms · En-Suite Bathroom · Dressing Room · Shower Room · Bathroom

Ample Off-Road Parking · Garage · Mature Gardens With Extensive Lawns And Borders











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A large reception hall with wood panelled walls and feature fireplace with wood surround and living-flame gas fire.

#### DRAWING ROOM

A large reception room with walk-in bay to rear with patio doors leading to the garden. Stone fireplace with living-flame gas fire.

#### SITTING ROOM

A further large reception room with window overlooking the garden. Fireplace with living-flame gas fire.

#### DINING ROOM

A further reception room with attractive stone fireplace and living-flame gas fire. Dual aspect overlooking the gardens.

#### CLOAKROOM

With WC and washbasin. Tiled floor. Electric under-floor heating.

#### ENTRANCE HALL

With fitted cupboards.

#### LIVING KITCHEN

A stunning open-plan kitchen and

sitting /dining area. Patio doors lead to the garden and there is a fitted window seat and feature period feature range cooker. The kitchen comprises a range of fitted unit with gas AGA as well as integrated electric hob, double ovens and microwave. Space for appliances. Large pantry.

#### UTILITY ROOM

A large utility room and storage area with potential to be utilised as additional living space / gym, if required. The utility has a fitted worktop, unit and sink with space and plumbing for washing machine.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with bay window overlooking the garden and fitted wardrobes, en-suite and dressing room.

#### EN-SUITE BATHROOM / DRESSING ROOM

Modern white suite with WC, washbasin, bath and shower. Adjoining dressing room with fitted wardrobes.

#### BEDROOM 2

A double bedroom with fitted wardrobes and washbasin set within a vanity unit.

#### BEDROOM 3

A further double bedroom with fitted wardrobes and washbasin set within a vanity unit.

#### BEDROOM 4

A further bedroom with fitted cupboard and bookshelves.

#### BATHROOM

Modern white suite comprising WC, washbasin, free-standing bath and large walk-in shower. Tiled walls and floor with electric under-floor heating. Heated towel rails.

### SECOND FLOOR

#### BEDROOM 5

Double bedroom with skylight windows and built-in cupboard.

#### BEDROOM 6

A further single bedroom with eaves storage space.

#### SHOWER ROOM

With WC, washbasin and shower.

#### BOX ROOM

Providing a useful storage area.

# FLOOR PLAN



Total Area: 376.7 m<sup>2</sup> ... 4055 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Outside

The property occupies a particularly generous plot and is surrounded by attractive and mature gardens with extensive lawned areas with well-stocked borders. The rear of the property there is a large sun terrace, enjoying a south-facing aspect. An in-and-out driveway with two sets of electric gates provides parking and leads to a detached garage and there is a useful outside storeroom with plumbing at the rear of the property.

## Location

The property is situated in this delightful position on the edge of the historic market town of Knaresborough and surrounded by beautiful open countryside with attractive walks on the doorstep, including easy access to the Nidd Gorge.

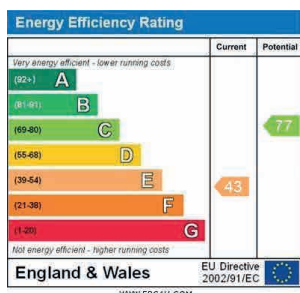
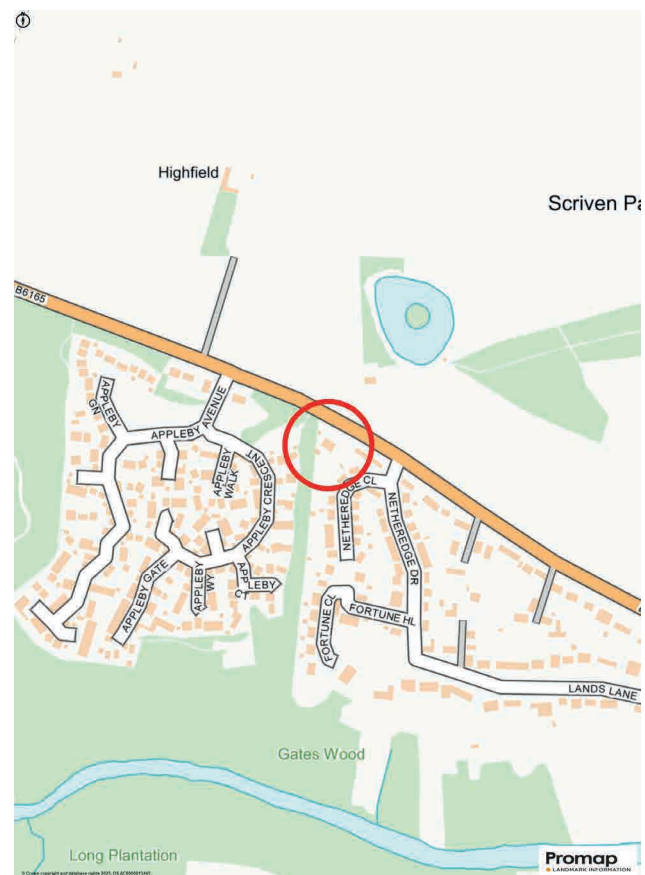
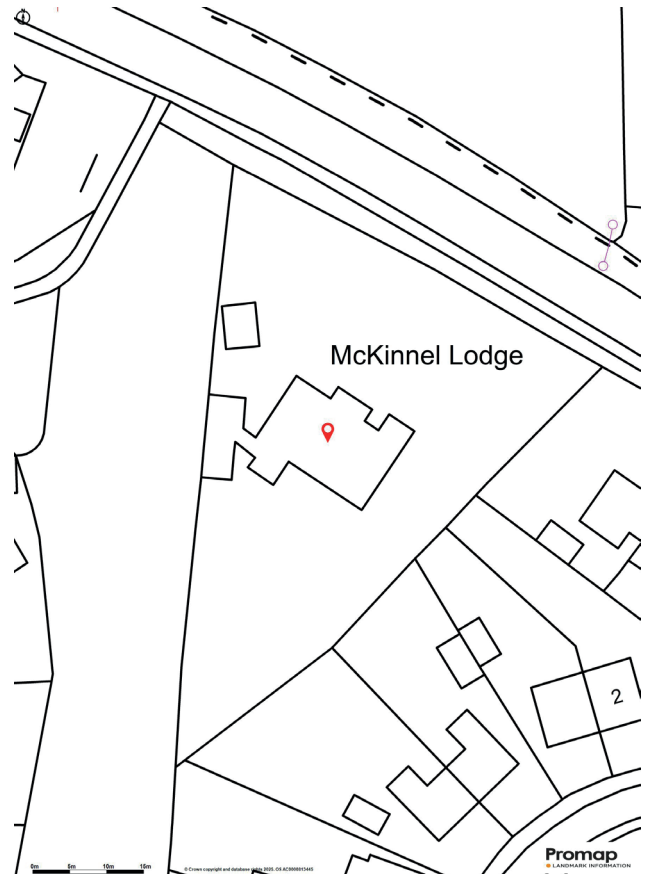
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - H**



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