



VERITY  
FREARSON

FOUR GABLES, SPITALCROFT, KNARESBOROUGH, HG5 8JB

£1,100,000



# FOUR GABLES, SPITALCROFT,

*Knaresborough, HG5 8JB*

**An impressive detached property with picturesque views in a highly desirable setting along the banks of the scenic River Nidd. The home offers over 3,500 square feet of spacious and flexible accommodation arranged over three floors and with the added benefit of solar panels.**

The property provides well-presented and generous accommodation over three levels. On the ground floor there is a large reception hall with fitted storage which leads to the main living space including the sitting room, which has glazed doors leading to a sun terrace and the modern fitted kitchen. There is also a conservatory extension, ground-floor shower room, utility room and useful additional rooms. Upstairs, there are four double bedrooms, two en-suite shower room and a modern bathroom. The large lower ground floor provides excellent additional accommodation, which could potentially be used as a self-contained annexe, if required. The property occupies a generous plot beside the River Nidd and benefits from fishing and boating rights. The tiered and stepped rear garden is enclosed and divided via fencing and trellis, with a multitude of paved private spots to dine al fresco among a variety of well-chosen shrubs, ferns and various trees, adding height and dappled shade. A large paved and gravelled front terrace leading up to the main entrance and additional sunny dining area, as well as a pillared, wrought-iron gated tarmac driveway leading to the integrated garage, which provides plenty of parking for several vehicles.



4 Reception Rooms · Studio · Kitchen · Utility Room · Boot Room

4 Bedrooms · 2 En-Suites · Bathroom · Shower Room

Ample Off-Road Parking · Garage · Large Lawned Garden · Sun Terrace · River Frontage













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

With large fitted storage cupboard and space for study area.

### KITCHEN

With a range of stylish fitted units with granite worktops. Space for a large range cooker and integrated dishwasher.

### SITTING ROOM

A large reception room with glazed doors leading to an elevated sun terrace enjoying a delightful outlook over the river. Woodburning stove.

### SHOWER ROOM

With WC, feature washbasin and shower. Tiled walls and floor. Heated towel rail.

### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances.

### STUDIO

A useful extra room to be used as studio / workshop or storage space.

### DINING ROOM

A further reception room providing a dining area.

### GARDEN ROOM

Providing an additional sitting area with windows and glazed doors enjoying a delightful outlook towards the river. Access onto a large balcony which overlooks the garden and river.

### LOWER GROUND FLOOR

There is very large additional living space on the lower ground floor with direct access to the garden. This accommodation has a huge potential to be used as self-contained annex living space, subject to obtaining the necessary content.

### FAMILY ROOM

Providing a further sitting area with woodburning stove and door leading directly to the garden.

### BOOT ROOM

With fitted units, worktop and sink. Space for appliances. Potential to use as second kitchen.

### STUDIO

A further useful room with a variety of potential uses.

### SHOWER ROOM

With WC, washbasin and shower.

### FIRST FLOOR LANDING

A spacious landing providing useful study area.

### BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite.

### EN-SUITE SHOWER ROOM

With WC, washbasin set with vanity unit and shower.

### BEDROOM 2

A double bedroom with ensuite and fitted wardrobes.

### EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

### BATHROOM

With WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.

### BEDROOM 3

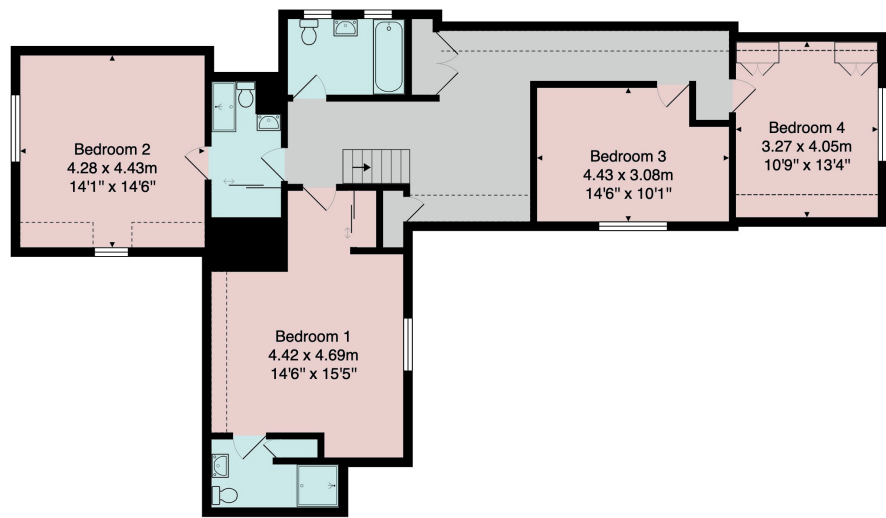
A double bedroom.

### BEDROOM 4

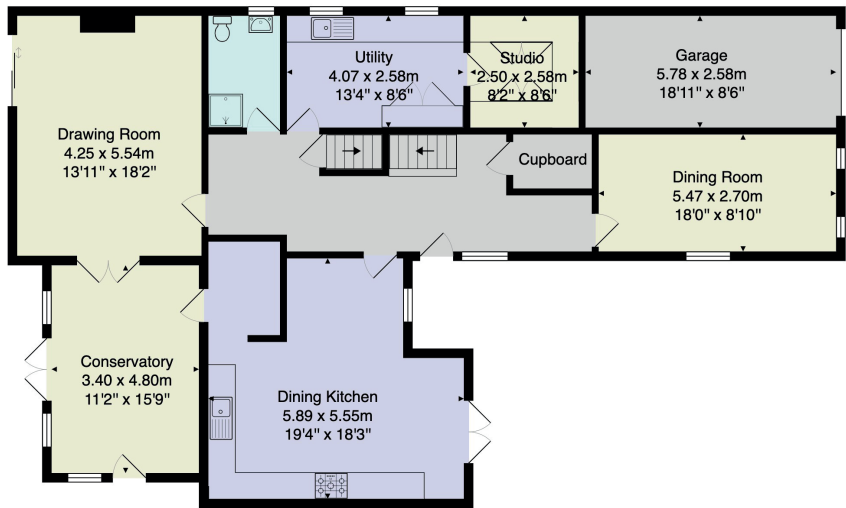
A further double bedroom with fitted wardrobes.



# FLOOR PLAN



First Floor



Ground Floor



Lower Ground Floor

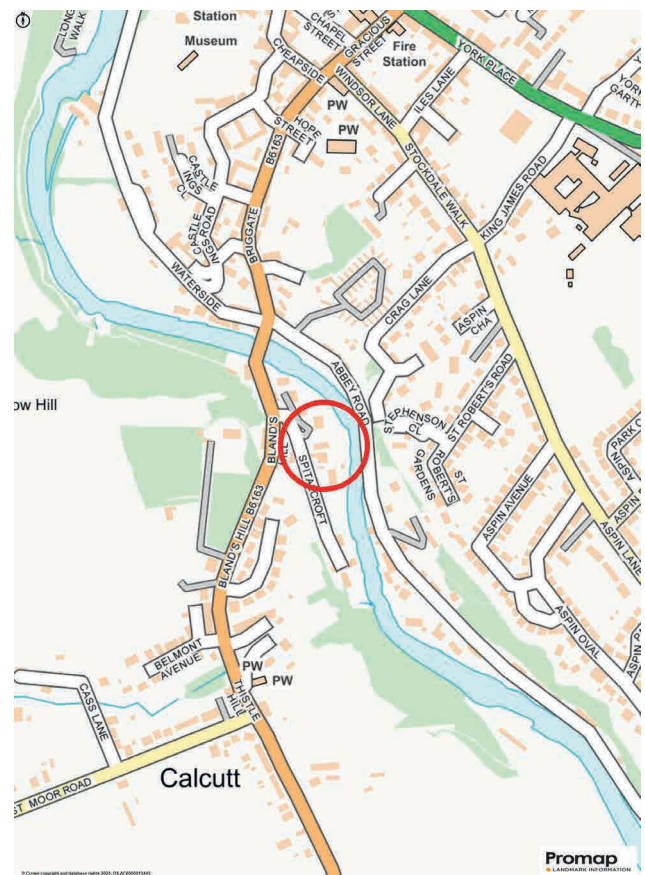
Total Area: 356.1 m<sup>2</sup> ... 3833 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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A driveway provides ample parking and leads to a garage. There is a large and attractive rear garden with lawn, planted borders and various sitting areas enjoying a delightful outlook over the adjoining river. Glazed doors from the house lead to an elevated sun terrace providing further sitting area to enjoy the view. The property has the benefit of fishing and boating right.

Situated in the heart of Knaresborough, alongside the stunning scenery of River Nidd Waterside walk and the Nidd Gorge. The historic market town has a good selection of shopping, cultural and leisure amenities, whilst the railway station offers regular services to York and Leeds. The nearby spa town of Harrogate has an even more extensive range of shopping facilities, theatres, galleries and an array of excellent leisure pursuits, including the Harrogate Golf Club and The Hydro. Excellent schooling options can be found in the area, including Harrogate Ladies' College, Cundall Manor, Queen Mary's and Belmont Grosvenor, as well as convenient road links to the A1(M) and major road networks.

Architectural drawings have been produced by the current owner to show proposed changes to the existing accommodation and provide full-height glazing, doors and Juliet balcony on the rear of the property looking towards the river. Planning permission for these changes has been submitted for approval but have not yet been approved.



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