



VERITY
FREARSON

VICTORIA LODGE, FOREST MOOR ROAD, KNARESBOROUGH, HG5 8JY

GUIDE PRICE £850,000

VICTORIA LODGE, FOREST MOOR ROAD,

Knaresborough, HG5 8JY

Victoria Lodge is an exceptional detached period residence, fully renovated to an impeccable standard, and ideally located just a short walk from the historic heart of Knaresborough.

Behind electric gates, this stunning home blends elegant original features with cutting-edge modern upgrades, offering four spacious bedrooms, three luxury bathrooms, and multiple reception rooms, including a stylish new kitchen with quartz worktops and Bosch appliances. Every detail has been carefully considered, from sash windows and feature fireplaces to under-floor heating and high-speed wired connectivity throughout. The property offers superb versatility with a range of formal and informal living spaces, including a dual-aspect sitting room, family room with gas fire, and an elegant dining area adjacent to the kitchen. The bedrooms are generously proportioned, with two enjoying en-suite facilities.

Outside, the landscaped garden, spacious driveway with EV charging point, and newly constructed oversized double garage (with potential for annexe conversion, STPP) add further appeal. A separate log cabin with light, power, and electric doors offers excellent storage or workspace.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Detached Double Garage · EV Charging Point · Log Cabin · Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious hallway.

SITTING ROOM

A large reception room with windows on two sides and attractive feature fireplace. Useful under- stairs storage cupboard.

FAMILY ROOM

A further reception room with stone fireplace and living-flame gas fire. Fitted cupboard.

DINING ROOM

A further reception room providing a dining area adjoining the kitchen. Attractive marble fireplace.

KITCHEN

With a range of stylish modern wall and base units with quartz worktops and Belfast sink with boiling water tap. Induction hob, integrated double oven, fridge / freezer and dishwasher.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOM 1

A further double bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

Shower and washbasin set within a vanity unit. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A further good-sized bedroom with en-suite shower room

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 3

A double bedroom with fitted wardrobes and dual aspect.

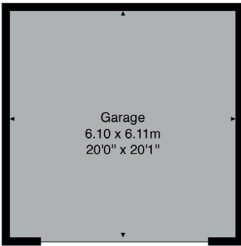
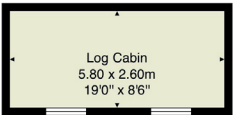
BEDROOM 4

A further single bedroom.

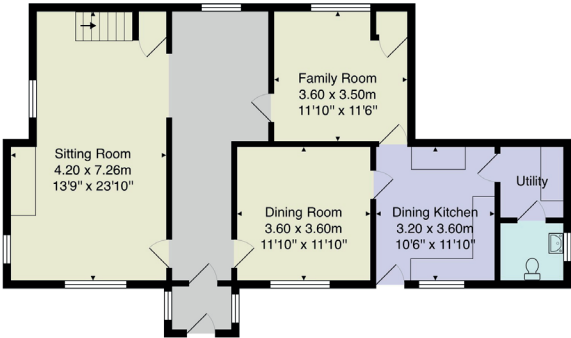
BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath. Tiled walls and floor. Heated towel rail.

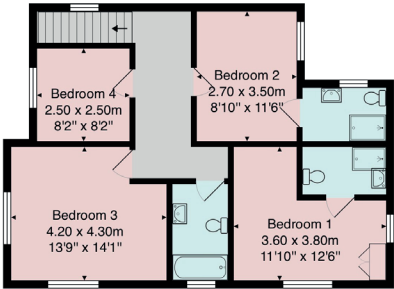
FLOOR PLAN



Garage



Ground Floor



First Floor

Total Area: 173.7 m² ... 1870 ft² (excluding garage)
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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2022 Ac2

Outside

Electric gates lead to a generous drive providing ample off-road parking with electric vehicle charging point and leading to a detached double garage with light, power and alarm. A log cabin provides useful storage space with light, power and electric doors. The property occupies a generous plot and there are areas to create outdoor sitting and entertaining space.

Agent's Notes

The property has been recently fully refurbished to a high standard.

Major upgrades and renovations include:

Fully insulated throughout including external walls and ceilings and garage floor

Full Hikvision security camera system

Full high-spec alarm system for house and garage

High-spec electric gates with full 10-year warranty

All rooms newly hard-wired internet / TV / satellite ports and new double sockets throughout

Brand-new kitchen with quartz worktops, Bosch appliances and instant boiling-water tap

New double-glazed sash windows throughout.

Newly installed 40kw Ideal gas boiler

Newly installed under-floor heating in kitchen, snug and bathrooms.

Three working fires including new multi-fuel stove and two open fires.

All chimneys fully relined

New flooring throughout

Newly plastered and decorated throughout to the highest of standards

Eternal upgrades include -

Top-of-the-range external automatic lighting

Two outside taps

Newly constructed log cabin with electric roller doors.

Newly constructed oversized garage with own fuseboard and electric supply and Wi-Fi, plus electric roller door and side door. Perfect for future conversion to annexe (STPP)

Brand-new National Grid upgraded electricity connections

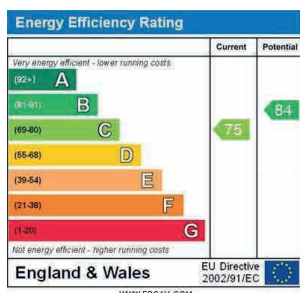
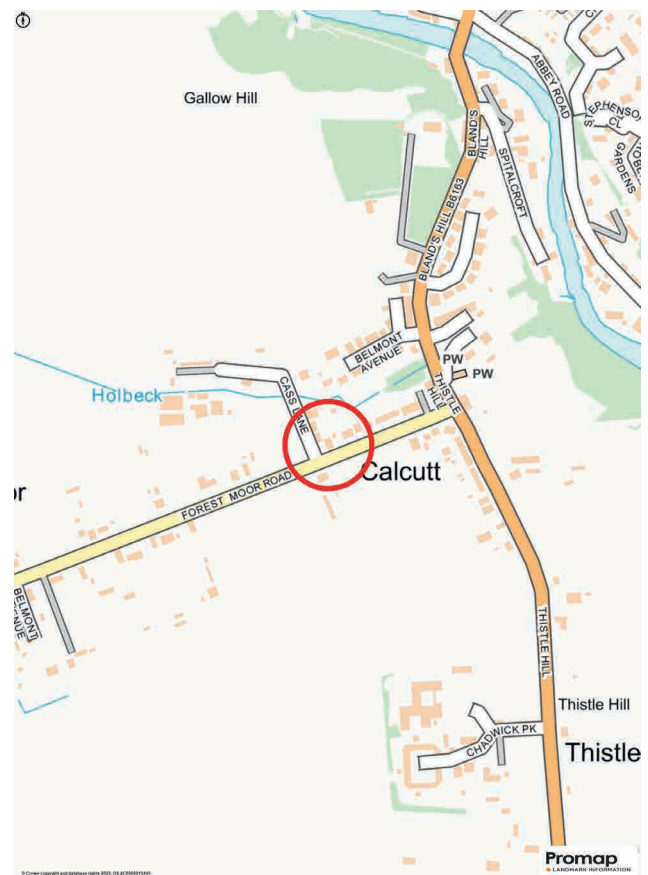
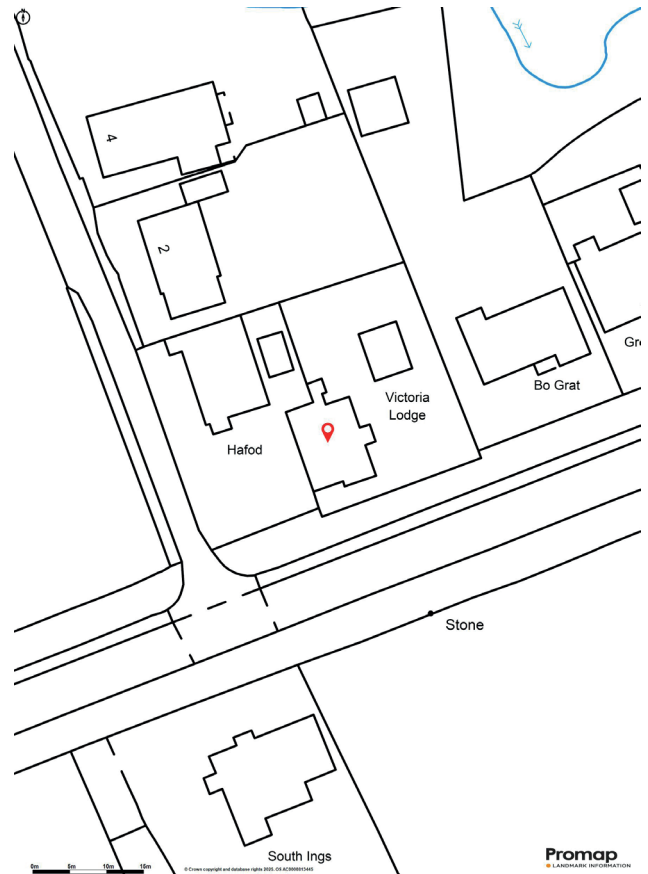
Brand-new gas feed from British Gas

New upgraded boundary fencing

Newly laid tarmac and resin driveway

All outside drainage has been replaced

House has been fully repainted to a high standard



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk