



Midgeley Lane, Goldsborough, HG5 8NJ

- NO ONWARD CHAIN
- Grade II listed barn conversion
- Two spacious reception rooms
- Study with French doors opening onto a rear sun terrace
- Abundant character features
- Located in the picturesque village of Goldsborough
- Four well-appointed bedrooms
- Striking dining room with floor-to-ceiling windows
- Shared gravel driveway for parking and garage
- Council Tax Band F

Offers Over £450,000



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DESCRIPTION

NO ONWARD CHAIN. Located in the picturesque village of Goldsborough, Knaresborough, this stunning Grade II listed barn conversion offers a unique blend of charm and modern living. The semi-detached property boasts an impressive layout, featuring two spacious reception rooms that are perfect for both entertaining and relaxing. The dining room is particularly striking, with its feature floor-to-ceiling windows adorned with elegant shutters, allowing natural light to flood the space. The lounge, equally inviting, also benefits from a similar window design, creating a warm and welcoming atmosphere.

The property comprises four well-appointed bedrooms, with the main bedroom benefitting from the luxury of an en suite bathroom. This thoughtful design ensures comfort and privacy for all residents. Additionally, a convenient downstairs WC adds to the practicality of the home.

Character is abundant throughout, with exposed brick walls and floors that pay homage to the building's rich history. A study with French doors opens onto a delightful rear terrace, providing a perfect spot for outdoor relaxation or al fresco dining.

Parking is made easy with a shared gravelled driveway leading to a garage and room for two cars, while the rear sun terrace offers a tranquil outdoor space to unwind. This exceptional property set in a highly sought-after location that combines rural charm with modern conveniences. Whether you are looking for a family home or a peaceful retreat, this barn conversion is sure to impress.



EPC

Energy rating D

This property produces 6.6 tonnes of CO2

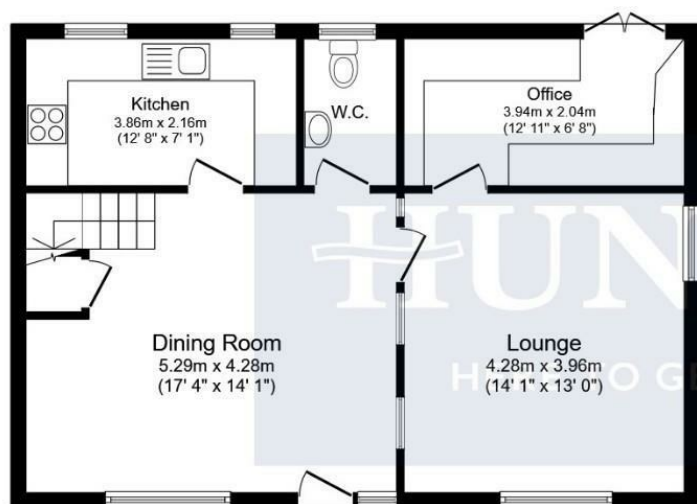
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: F

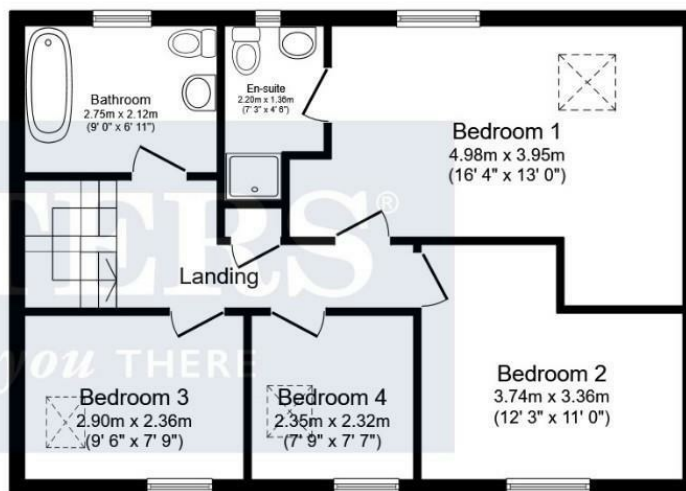


2, South Barn, Knaresborough, Goldsborough, HG5 8NJ, GB



Ground Floor

Floor area 60.8 sq.m. (655 sq.ft.)



First Floor

Floor area 60.9 sq.m. (655 sq.ft.)

Total floor area: 121.7 sq.m. (1,310 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

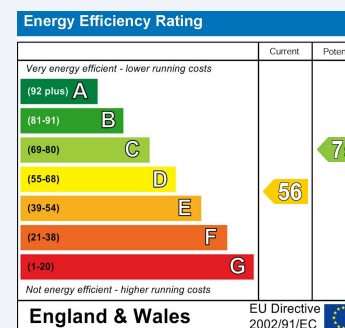
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

