



RIVERSEGE

18 ABBEY ROAD | KNARESBOROUGH | NORTH YORKSHIRE | HG5 8HY

Riversedge is a distinctive detached residence, originally constructed in 1961, boasting elegant black and white timbered elevations beneath a slate roof. This striking property, rich with character, exudes timeless appeal while offering modern conveniences and a flexible layout, accommodating the needs of contemporary family living.

The spacious interiors are laid out over four floors, each thoughtfully arranged to maximise the riverside views. The generous proportions create a versatile and adaptable living environment. The property has been lovingly maintained and cherished as a family home for over 26 years. During this time, it has undergone significant extensions and tasteful modifications, ensuring that it retains both its original charm and modern comforts.

Set within beautifully landscaped gardens and grounds, Riversedge benefits from an enviable riverside frontage, offering a tranquil and picturesque backdrop. The manicured lawns, mature trees, and vibrant planting create a peaceful retreat, ideal for outdoor entertaining, relaxation, and enjoying the natural beauty of the surrounding area.

Situated in the highly coveted riverside location of Abbey Road, Knaresborough, this exceptional property offers not just a home but a lifestyle. Its prime location combines the serenity of riverside living with the convenience of being within walking distance of local amenities, schools, and transport links.

This is a rare opportunity to acquire a unique and highly sought-after home in one of Knaresborough's most prestigious locations.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Cloakroom

LOWER GROUND FLOOR

- Hallway
- Family room/fourth bedroom
- Utility room
- Shower room

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Guest bedroom
- House bathroom

SECOND FLOOR

- Generous double bedroom
- Fully fitted dressing room
- WC

EXTERIOR

- Private driveway
- Off road parking
- Detached garage
- Garden store
- Extensive landscaped gardens and grounds
- Dining and entertaining terraces
- Balcony with riverside views
- Direct river access
- Riparian rights for mooring and fishing



GROUND FLOOR

The ground floor accommodation exudes elegance and craftsmanship, beginning with the welcoming reception hall. A striking oak staircase, complemented by intricate wrought ironwork, serves as the focal point of the hall, setting the tone for the finishes throughout the property. The solid oak doors and beautifully crafted stained-glass details are showcased throughout the property adding a sense of character and timeless charm.

The sitting room is an impressive, triple-aspect living space that allows natural light to flood in from all angles. French doors lead directly to the riverside balcony, offering a perfect spot for outdoor relaxation with spectacular views. The room is rich with traditional features, including decorated oak ceiling timbers that enhance the sense of warmth and cosiness. A stone fireplace with a gas fire creates a natural focal point, ideal for gathering around on cooler evenings. This room combines rustic charm with modern functionality.



The breakfast kitchen is a beautifully designed space, recently updated and extended to offer a perfect blend of style and functionality. It features classic painted Shaker-style units providing ample storage, while the integrated appliances, including an electric oven, gas hob, and dishwasher, ensure modern convenience. The kitchen also includes Amtico flooring and a comfortable seating area, ideal for casual dining or enjoying morning coffee, making it a welcoming space for everyday use.

Accessed from the reception hall is the formal dining room. The vaulted ceiling, with its exposed oak beams, adds a sense of grandeur and rustic charm. Large windows frame serene riverside views, creating a picturesque backdrop. Whether hosting dinner parties or family gatherings, the dining room offers a unique setting that combines character with breath-taking scenery, making it a focal point of the home.



The lower ground floor presents a highly versatile and spacious reception room that can easily adapt to a variety of needs. Whether you envisage it as an additional sitting room, guest bedroom, or a dedicated home office, this room offers ample space to accommodate your lifestyle. With direct access to a private dining/entertaining terrace, it is also perfect for hosting gatherings, extending your living space seamlessly outdoors.

In addition, the lower ground floor includes a fully fitted utility room/laundry for practical everyday use and a well-appointed shower room. The shower room features modern white sanitaryware, stylish ceramic tiling, and a walk-in shower, providing both convenience and comfort. This floor truly adds a flexible dimension to the home, enhancing its functionality.



FIRST FLOOR

Accessed via an impressive oak staircase with decorative wrought ironwork, the spacious landing with its stunning stained-glass roof light leads to the first-floor accommodation.

The generously sized guest bedroom provides a welcoming and comfortable space, ideal for family members or visitors offering plenty of flexibility with ample room for various furniture arrangements and storage. Dual windows allow natural light to stream in, giving the space a bright, airy feel.

The house bathroom on this floor is equally well-designed, combining modern style with functionality. It features eye-catching tiling that adds a stylish touch, while modern white sanitaryware, enhances its appeal.





The dual-aspect principal bedroom is a bright and spacious room with windows on two sides, offering lovely riverside views and an abundance of natural light throughout the day.

The generous size of the room provides ample space for various furniture options, making it both comfortable and versatile. It's a perfect, adaptable space for relaxation, easily customised to suit your needs.

Adjoining the principal bedroom is a large en-suite bathroom, fitted with modern white sanitary ware and separate walk-in shower.





SECOND FLOOR

The second-floor bedroom at Riversedge is a generously proportioned space that offers both comfort and versatility. With its expansive layout, this room provides plenty of space to create a personal retreat, and the windows offer stunning views of the river.

One of the features of the bedroom is the fully fitted, bespoke dressing room, designed to offer ample storage. Custom-made wardrobes, drawers, and shelving provide generous space for clothing and accessories, keeping the room clutter-free and organised. The suite also includes eaves storage, offering hidden space for items that may not be needed every day, further enhancing the room's practicality.

The space is highly flexible and could easily be adapted to suit a variety of needs. While it works beautifully as a bedroom, its size and layout make it suitable for alternative uses. It could easily be transformed into a home office or studio. The addition of a private WC adds to its convenience, ensuring that it can function as a self-contained living space.



Riversedge, 18 Abbey Road, Knaresborough, HG5 8HY

Approximate Gross Internal Area
 Lower Ground Floor = 743 sq ft / 69 sq m
 Ground Floor = 835 sq ft / 77.6 sq m
 First Floor = 661 sq ft / 61.4 sq m
 Second Floor = 394 sq ft / 36.6 sq m
 Outbuildings = 287 sq ft / 26.7 sq m
 Total = 2920 sq ft / 271.3 sq m
 (Including Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale.





GARDENS AND GROUNDS

Riversedge, is approached via a private gated drive, ensuring both security and exclusivity, with off-road parking and a secure detached garage. As you descend to the lower level, an expansive walled terrace garden comes into view, offering not only additional secure storage but also a versatile space for relaxation or practical use.

The highlight of Riversedge is its stunning riverside setting, with the gardens and grounds thoughtfully designed to embrace and enhance the natural beauty of the location. Wide, elegant stone steps wind gently down towards beautifully maintained lawns that stretch seamlessly to the water's edge, blurring the boundary between cultivated landscaping and the tranquil riverbank.

The grounds are designed for both aesthetic appeal and functionality. Spacious stone-flagged dining and entertaining terraces offer the perfect backdrop for alfresco dining, social gatherings, or simply enjoying the calming views of the river. The natural beauty of the surroundings is framed by mature trees and softened by mellow stone walls, which offer a sense of privacy and tranquility, creating a secluded oasis. Deep herbaceous and shrub borders fill the garden with colour and texture year-round, ensuring the landscape remains vibrant in every season.









SETTING

Riversedge enjoys an exceptional setting within the picturesque Abbey Road in Knaresborough, a highly sought-after location celebrated for its breath-taking riverside scenery and peaceful ambiance. Positioned along a particularly scenic stretch of the River Nidd, this property offers uninterrupted, panoramic views of the gently flowing waters, framed by lush greenery and mature trees that change with the seasons, creating a stunning backdrop throughout the year. The calming presence of the river provides a sense of serenity and escape.

The property's expansive riverside frontage is one of its most outstanding features, affording a rare opportunity to experience the true joys of riverside living.

The exclusive mooring rights allow for private boat access directly from your own covered jetty, perfect for exploring the winding riverways. Meanwhile, the private fishing rights offer a unique opportunity for angling enthusiasts.

LOCATION

KNARESBOROUGH

Knaresborough is a historic and picturesque market town in the heart of North Yorkshire, offering a unique blend of rich heritage, natural beauty, and modern conveniences. Perched on the cliffs above the River Nidd, this charming town is renowned for its dramatic scenery, including the iconic viaduct that spans the river, creating a postcard-perfect view from every angle. Its cobbled streets, medieval architecture, and vibrant town centre make Knaresborough a truly special place to live, where history and community spirit come together in perfect harmony.

One of the town's most famous landmarks is Knaresborough Castle, a medieval fortress that overlooks the river and provides stunning panoramic views of the surrounding countryside. The castle grounds are a popular spot for walks and picnics, and the castle itself hosts events throughout the year, adding to the town's lively cultural scene. Knaresborough's famous market, held every Wednesday, has been a tradition for over 700 years, offering a wide range of local produce, artisan goods, and crafts, creating a bustling and friendly atmosphere that draws visitors and locals alike.

In addition to its rich history, Knaresborough boasts excellent amenities, making it a highly desirable location for families, professionals, and retirees. The town is home to well-regarded schools, both primary and secondary, as well as a wide array of shops, cafes, and restaurants that cater to all tastes. For those who enjoy the outdoors, the surrounding area offers plenty of opportunities for exploration, with scenic walks along the River Nidd, beautiful woodland trails, and nearby attractions such as the Nidd Gorge and Mother Shipton's Cave, the oldest tourist attraction in England.

HARROGATE

Just a short drive from Knaresborough, the renowned spa town of Harrogate adds even more appeal to this exceptional location. Famous for its elegant architecture, beautiful gardens, and vibrant cultural scene, Harrogate is a gem of North Yorkshire, offering residents of Knaresborough easy access to a wealth of amenities and attractions. Whether it's a day of shopping in its upscale boutiques, indulging in the town's famous cafés and restaurants, or exploring the stunning Valley Gardens and RHS Garden Harlow Carr, Harrogate offers something for everyone just minutes away from the tranquility of Knaresborough. Harrogate's history as a spa town dates back to the 16th century, and its reputation for health and wellness endures to this day. Visitors and locals alike can enjoy the town's restorative qualities with a visit to the famous Turkish Baths, one of the best-preserved Victorian spa experiences in the country. This historic connection to wellness, combined with Harrogate's reputation for elegance and luxury, ensures that it remains a sought-after destination.

business, and leisure. The town hosts the Harrogate International Centre, a venue for conferences, events, and exhibitions, attracting visitors from across the UK and beyond. Its theatres, galleries, and live music venues also provide a rich cultural calendar, offering a vibrant contrast to the quieter, more rural setting of Knaresborough. For food lovers, Harrogate is home to a variety of award-winning restaurants, traditional tearooms, and independent eateries, including the iconic Bettys Café Tea Rooms.

With its excellent road and rail connections, Harrogate is easily accessible from Knaresborough, offering residents the perfect balance of peaceful riverside living with the added benefit of having one of North Yorkshire's most dynamic towns just on their doorstep. The close proximity of Harrogate enhances Knaresborough's appeal as a place to live, providing all the benefits of both a rural retreat and access to a vibrant, cosmopolitan town.

EDUCATION

Knaresborough and Harrogate offer a wealth of excellent educational opportunities, making the area an attractive choice for families seeking top-tier schooling for their children. Both towns are home to a number of well-regarded primary and secondary schools, catering to a range of educational needs and preferences.

In Knaresborough, families have access to several highly-rated primary schools such as Aspin Park Academy and Meadowside Academy, both known for their nurturing environments and commitment to academic achievement. For secondary education, King James's School, boasts a strong reputation for both academic and extracurricular success. The town is also well-served by several independent schools in the surrounding area, offering alternative options for those seeking private education.

Harrogate, located just a short distance from Knaresborough, further enhances the educational landscape with its wide range of highly acclaimed schools. Harrogate Grammar School and Harrogate High School are both consistently recognised for their strong academic performance and vibrant student life. Harrogate Grammar is particularly renowned for its sixth form, attracting students from across the region due to its impressive results and extensive subject offerings. In addition to high-performing state schools, Harrogate is also home to prestigious independent institutions such as Harrogate Ladies' College and Ashville College. For further education, the proximity to Harrogate College offers opportunities for vocational training, adult education, and higher education.

Knaresborough offers a wealth of opportunities for outdoor enthusiasts, with its scenic walking and cycling routes, as well as excellent recreational facilities. The town is surrounded by beautiful countryside, including the Nidd Gorge and Knaresborough Forest, providing stunning trails for walkers and cyclists. The Beryl Burton Cycleway connects Knaresborough to nearby Harrogate, offering a safe, picturesque route ideal for commuting or leisure rides. For walkers, the River Nidd and its banks are perfect for peaceful strolls, while more adventurous hikers can explore longer trails through the surrounding woodlands and nature reserves. Additionally, Knaresborough's sports facilities, including tennis courts, football pitches, and the nearby swimming pool, offer residents plenty of options for staying active and enjoying recreation year-round. The Rugby Club welcomes players of all ages, while the Knaresborough Town Football Club provides opportunities for youth and adults to join teams. The Tennis Club features courts and coaching for players of all skill levels. Cricket enthusiasts can join the Cricket Club, which caters to different age groups, and the Bowling Club offers both social and competitive lawn bowling opportunities.

TRANSPORT LINKS

Despite its peaceful, rural setting, Knaresborough benefits from excellent transport links. Road connections are also superb, with the A1(M) motorway just a short drive away, providing easy access to the wider region and beyond. With its perfect balance of tranquility, history, and modern living, Knaresborough offers an exceptional quality of life in one of North Yorkshire's most beautiful locations.

Buses: Knaresborough benefits from regular well-connected bus routes, offering easy access to nearby towns and cities, including Harrogate, York, and Leeds. One of the most frequently used routes is the 36 bus service, which runs between Ripon, Knaresborough, and Harrogate, continuing onwards to Leeds. For those looking to travel to York, the 1A and 1B services connect Knaresborough to York and surrounding areas. These routes also link into Harrogate, offering frequent services that make commuting or day trips effortless.

Trains: The town's train station provides regular services to nearby Harrogate, York, and Leeds, (all having direct access to London) making it a convenient base for commuters.

Airports: Knaresborough benefits from excellent access to major airports, with Leeds Bradford Airport (LBA) just 15 miles away, offering a range of European and some long-haul flights. For wider international travel, Manchester Airport is approximately 90 minutes by car or accessible by train via Leeds or York. Newcastle International Airport, around 80 miles to the north, provides additional flight options, ensuring Knaresborough is well-connected for both domestic and international travel.



Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Knaresborough Centre 1 mile, Harrogate 3.7 miles, A1(M) 5 miles, Leeds 17 miles, York 19 miles (All mileages are approximate)

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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