

OAK TREE HOUSE

GOLDSBOROUGH COURT|GOLDSBOROUGH | KNARESBOROUGH | NORTH YORKSHIRE | HG5 8AP

Occupying a delightful position within the highly regarded village of Goldsborough, Oak Tree House is an impressive, individually designed family home offering luxurious accommodation, exceptional south-facing gardens and wonderful views across the adjoining historic parkland.

Originally constructed in the early 1980s, the property has been significantly extended and remodelled by the current owners to create a substantial home, combining high-specification contemporary interiors with generous, flexible accommodation ideally suited to modern family life and entertaining.

Approached through attractive electrically operated wrought-iron entrance gates, a sweeping gravelled driveway leads through beautifully established gardens, framed by mature specimen trees, colourful planting and manicured lawns, creating a wonderful sense of privacy and seclusion.

The magnificent south-facing gardens are undoubtedly one of the property's outstanding features. Extensively landscaped and carefully planted by the current owners over the past 21 years, they have matured into an exceptional garden of year-round interest, with sweeping lawns, richly stocked borders, ornamental planting and established trees. Enjoying a high degree of privacy, the gardens also command delightful uninterrupted views across the adjoining parkland.

Equally impressive are the extensive outdoor entertaining facilities, thoughtfully designed to provide a variety of distinctive spaces for dining, relaxation and social gatherings. These include elegant open-air terraces, heated covered dining areas, a fully equipped outdoor bar and kitchen, sheltered gazebos, a summer house and a dedicated firepit area, together with a hot tub, creating a wonderful setting for entertaining throughout the seasons.

Oak Tree House offers a rare combination of luxurious, spacious accommodation, truly exceptional gardens and outstanding outdoor entertaining facilities, all within a beautiful and private semi-rural setting, conveniently placed for Knaresborough, Harrogate and York.

PLEASE NOTE: Existing Planning Permission
Planning permission was granted in 2021 for a contemporary open-plan living and dining area with expansive bifold doors opening onto the south-facing gardens, together with a new entrance hall, rear terrace and further improvements. With elements of the scheme already completed, purchasers will have the opportunity to continue the approved works and further enhance this substantial family home.

Planning Reference: 21/04309/FUL

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Family room
- Cinema room
- Library/5th bedroom
- Study
- Dining kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with en-suite bathroom and sun terrace
- Guest bedroom with en-suite bathroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Extensive gardens and grounds
- Electronically operated, private gated drive
- Off road parking
- Covered bar area
- Sunrise and Sunset Gazebos
- Summer house and hot tub
- Entertainment and dining terraces
- Ornamental pond
- Timber garden store

Reception Hall
An impressive and beautifully appointed reception hall sets the tone for the accommodation, combining generous proportions with elegant contemporary finishes. Rich timber flooring flows throughout, complemented by decorative lighting, refined detailing and a graceful archway leading through to the inner hallway. A large window overlooks the established front gardens, bringing natural light into the space.

A striking staircase with glass balustrading and painted handrail rises to the first floor, adding a contemporary architectural feature, while glazed double doors open into the sitting room, creating a wonderful sense of space and continuity between the principal reception rooms. Further doors provide access to the adjoining ground floor accommodation.







Sitting Room
An impressive and beautifully appointed sitting room of generous proportions, thoughtfully designed to provide an elegant yet comfortable space for both relaxation and entertaining. The room is arranged in two distinct but interconnected areas, creating a wonderful sense of space and versatility, with rich timber flooring, sophisticated decorative finishes and contemporary feature lighting throughout.

A particularly striking feature is the large picture window, which perfectly frames delightful views across the established gardens towards the adjoining parkland and mature trees. Glazed French doors open directly onto the garden terrace, providing a lovely connection between the interior and outside entertaining areas whilst allowing natural light to flood the room.

The sitting room also benefits from glazed double doors connecting to the adjoining kitchen and dining area, enhancing the flow of the ground floor accommodation and making this a particularly sociable and versatile reception space.



Family Room
A beautifully presented and elegant family room, providing a more intimate and comfortable reception space, ideal for relaxing or enjoying quieter evenings. The room features tasteful contemporary décor and a striking open fireplace with limestone surround, decorative arched Art Deco metal inset and contrasting black granite hearth, creating a lovely focal point.

Full-height glazed French doors open directly onto the garden terrace, allowing natural light to fill the room whilst providing delightful views across the established gardens.



Library / Ground Floor Fifth Bedroom

A versatile and well-proportioned room, positioned to the front of the property, with a large window enjoying lovely views across the established gardens.

Originally designed as a ground-floor bedroom for a dependent relative, the room is currently used as a library and additional sitting room and could easily revert to a fifth double bedroom or serve equally well as a hobby room, music room or other flexible accommodation.





Dining Kitchen
An impressive contemporary dining kitchen of excellent proportions, bespoke-designed and installed by Alsans of London, combining sophisticated styling with exceptional quality and functionality. The kitchen is fitted with an extensive range of sleek, high-gloss cream cabinetry, complemented by polished black granite worktops and matching splashbacks.

Premium appliances include a Smeg six-zone induction hob, two integrated Neff double ovens and a wine fridge, together with a dedicated space for an American-style fridge freezer. Grohe mixer taps and an integrated waste disposal unit complete the high-quality specification.

A wide window above the sink enjoys lovely views across the gardens, whilst the distinctive green Indian marble flooring adds a luxurious finishing touch and extends throughout the kitchen and dining area. The generous dining space comfortably accommodates a substantial table, with a bespoke wine storage unit providing an elegant and practical feature.

French doors open directly onto the garden terrace, creating a seamless connection between the interior and the beautifully landscaped gardens, and providing an exceptional setting for both everyday family living and entertaining.

Utility Room
A well-appointed utility room, fitted with matching contemporary cabinetry, polished black worktops and a deep Belfast-style sink. A window overlooks the gardens, whilst the continuation of the tiled flooring provides a practical and cohesive finish. The room offers useful additional storage and preparation space, neatly separated from the main kitchen.





Cinema Room

The impressive cinema room has been purpose-designed to create a sophisticated and luxurious home entertainment space, combining generous proportions with a bespoke recessed media wall and carefully considered lighting.

Concealed speaker cabling and wiring infrastructure for a 7.1.2 Dolby Atmos surround-sound system provide an excellent foundation for a purchaser to install their own preferred audiovisual equipment and create a truly personalised home cinema experience.

A striking monochrome photographic wall adds character and individuality, whilst soft carpeting, discreet recessed ceiling lighting and feature fire contribute to the room's comfortable and atmospheric setting. With ample space for generous seating arrangements, this is an exceptional room for film nights, gaming and entertaining family and friends.

Despite its dedicated entertainment design, the room enjoys excellent natural light through a window overlooking the gardens, together with French doors opening directly onto the terrace. This connection with the outside space adds to the room's appeal and versatility, offering considerable flexibility for alternative family or leisure uses.





Study

A well-proportioned study enjoying a peaceful outlook across the established gardens through a large picture window, providing excellent natural light.

Offering a quiet and comfortable space for working from home, the room is equally suited to use as a home office, hobby room or additional flexible accommodation.



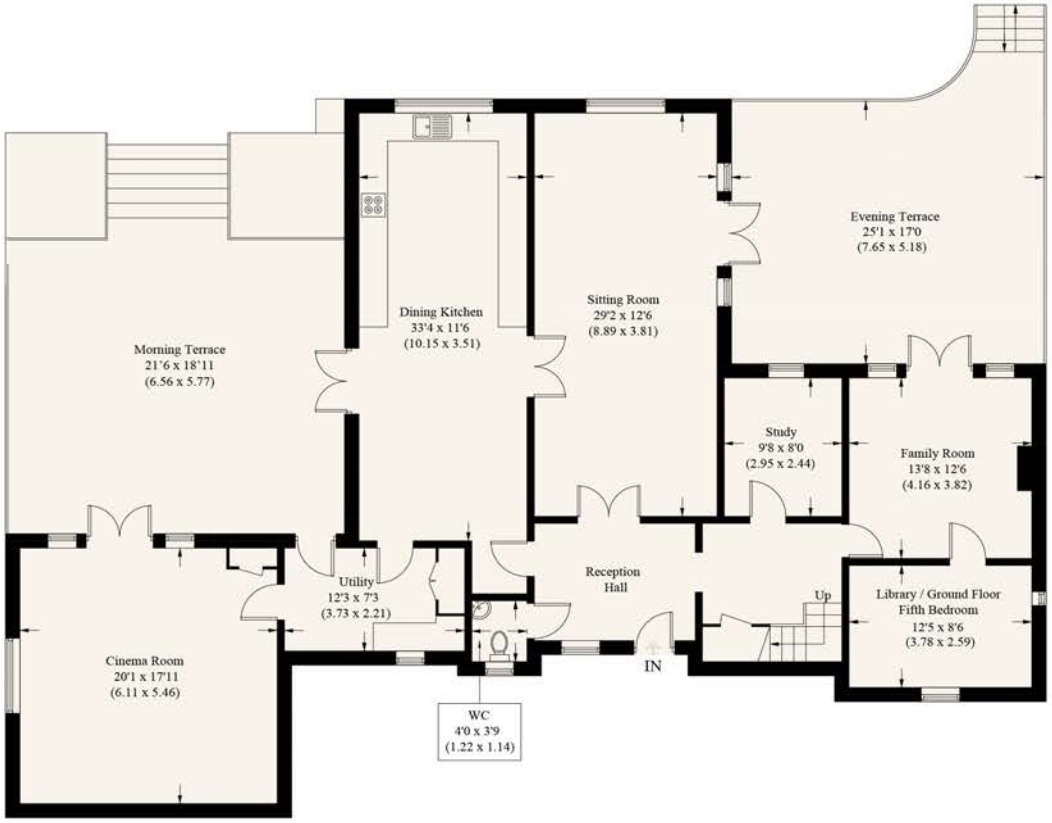
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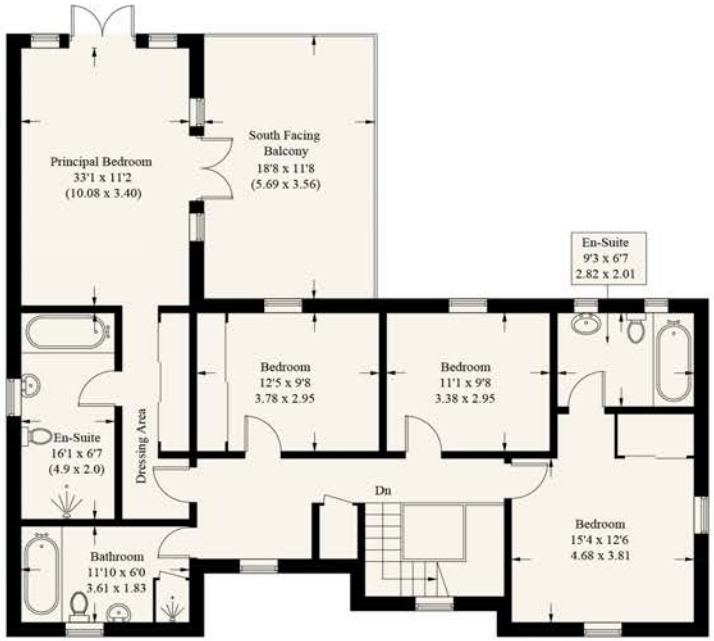
APPROXIMATE GROSS INTERNAL AREA

Ground Floor	1730 sq ft / 160.7 sq m
First Floor	1141 sq ft / 106.0 sq m
Total	2871 sq ft / 266.7 sq m

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GROUND FLOOR



FIRST FLOOR

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

KEY FEATURES

GENERAL

- Professionally designed interiors by Alsans of London
- All upstairs showers and baths served by two Stuart Turner pumps.

INTERIOR

GROUND FLOOR

SITTING ROOM
- Picture window
- Internal glazed double doors
- French doors to terrace
- Solid wood flooring
- Built in concealed curtain pelmet
- Ceiling coving
- Ample power sockets and pendant lighting

FAMILY ROOM
- Solid wood flooring
- Open fireplace with limestone surround, arched Art Deco metal inset and black granite hearth
- French doors with glazed side panels
- Concealed curtain pelmet
- Ceiling coving
- Pendant lighting

CINEMA ROOM
- Speaker wiring for 7.1.2 surround sound
- Recessed tv media unit with granite shelf
- Six-chamber bioethanol feature fire
- Glass fronted AV equipment compartment
- Recessed ceiling spotlights
- French doors to terrace

OPEN PLAN KITCHEN AND DINING ROOM
- Extensive range of gloss fitted cabinetry
- Indian marble flooring
- Black granite work surfaces and upstands
- Two Integrated Neff double ovens
- Smeg six-zone induction hob and stainless-steel extractor with glass canopy
- Undercounter wine fridge
- Twin stainless steel sinks with Grohe mixer taps and waste disposal unit
- Recessed ceiling spotlights and TV point
- French doors to morning terrace

UTILITY ROOM
- Gloss fitted cabinetry
- Black granite work surfaces
- Belfast sink
- Indian marble flooring
- Fitted wine rack
- Space for stacked washing machine. tumble dryer and fridge
- Recessed spotlights

FIRST FLOOR

PRINCIPAL BEDROOM
- Dressing area with 3m long Sliderobes wardrobes, triple and double sections, internal shelving and drawers
- Concealed curtain pelmet
- Recessed ceiling lights
- TV point
- Juliet balcony
- French doors to balcony terrace

PRINCIPAL BEDROOM EN-SUITE
- Black granite walk-in shower with rain shower head, hand-held shower and fitted bench
- Double Aquaspa bath with whirlpool jets and waterfall tap
- Lapicida black granite washbasin
- Bespoke vanity unit in black granite by Alsans of London
- Lapicida wall and floor tiles
- Electric underfloor heating and heated mirror
- Ceiling speakers
- Extractor fan
- Recessed ceiling spotlights
- Chrome heated towel rail

GUEST BEDROOM
- Bespoke built-in wardrobes by Alsans of London
- Carpeted flooring
- Dual set ceiling lighting

GUEST BEDROOM EN-SUITE BATHROOM
- Large corner bath with power shower, overhead rain shower and separate fixed shower head
- Pedestal washbasin and WC
- Wall and floor tiling with feature mosaic tiled bath surround
- Recessed ceiling spotlights

MAIN BATHROOM
- Paneled bath with mixer tap and hand-held shower
- Separate glazed shower enclosure with power shower
- Pedestal washbasin and WC
- Lapicida wall and floor tiling
- Recessed ceiling spotlights
- Chrome heated towel rail

EXTERIOR

SOUTH FACING BALCONY TERRACE
- Welsh black slate paving
- French doors from principal bedroom
- External wall lighting and power sockets
- Outdoor tap
- Wrought-iron style metal balustrade
- Solid wood planters

MORNING TERRACE
- Indian stone flagged paving
- Wall lighting
- Brick built planters and trellis with established climbing plants

EVENING TERRACE
- Indian stone flagged paving
- External power sockets and wiring for outdoor speakers
- Brick-built planters, raised planted borders and established climbing plants

LOWER GARDEN DINING TERRACE – OVERLOOKING PARKLAND
- Paving laid in concentric circles within lawn
- External double power sockets and ethernet cable
- Evergreen hedge screening (Escallonia Iveyi)
- Views across old deer park towards Goldsborough Hall

WISTERIA ARBOUR
- 14m long timber arbour with posts and overhead beams
- Established Wisteria and Laburnum
- External lighting
- Shaded walkway through mature planting

FIRE PIT AREA
- Hand-built circular fire pit with fire-brick lining
- Indian stone paving and pathway
- Space to seat approx. 20 people
- Wiring for outdoor speakers and external power sockets
- Exterior lighting
- Timber pergola with climbing plants
- Timber and trellis screening with climbing plants

GARDEN POND
- Informal ornamental pond with stone edging, fountain and cascading rock water feature
- Water lilies and marginal aquatic plants with established borders
- Oase AquaMax Eco Premium 21000 pump.
- Oase BioTec ScreenMatic 60000 filtration system.
- Oase UV equipment
- Garden speakers

ENTRANCE AND DRIVEWAY
- Electric motorised entrance gates with wi-fi controller, under-driveway pressure-pad sensor for alternative opening, and lighting on the gate pillars
- Gravel driveway with generous parking
- Mature trees, hedges and planted borders
- Paved approach to the front door
- External hot and cold-water taps



Principal Bedroom Suite

An exceptionally spacious and beautifully appointed principal bedroom suite, enjoying magnificent views across the gardens and open countryside. French doors open directly onto a private sun terrace, creating a wonderful sense of space and providing a peaceful retreat from which to enjoy the surrounding landscape.

A dedicated dressing area features an extensive range of fitted wardrobes and leads through to a luxurious en-suite bathroom, beautifully finished in natural stone and polished marble. The elegant appointments include a double Aquaspa Whirlpool bath, a generous walk-in rainfall shower with integrated seating, a striking stone wash basin set upon a polished black vanity unit and WC.

The private south-facing balcony is a particularly special feature of the suite, enjoying an elevated outdoor space with uninterrupted views across the gardens and parkland providing a wonderful setting for relaxing in complete privacy.







Guest Bedroom Suite

A beautifully presented and generously proportioned guest bedroom, enjoying a delightful dual aspect with views across the established gardens and glimpses of the countryside beyond. Elegantly decorated in soft neutral tones, the room is wonderfully light and spacious, with ample room for a king-size bed and additional bedroom furniture. A range of fitted wardrobes provides excellent storage, whilst the peaceful garden outlook adds to the appeal of this lovely guest accommodation.

The adjoining en-suite bathroom is well appointed, featuring a generous bath with overhead rainfall shower and separate handheld attachment, a pedestal wash basin and WC. Finished with contemporary tiling, decorative mosaic detailing and polished chrome fittings, the bathroom benefits from two windows providing excellent natural light and attractive views over the gardens and surrounding countryside.





Two Further Double Bedrooms

Two further beautifully appointed double bedrooms offer elegant and comfortable accommodation, both enjoying excellent natural light and delightful outlooks over the gardens.

Bedroom Three is a generously proportioned double room, finished in soft neutral tones and featuring an extensive range of fitted wardrobes with sliding doors and a central mirrored panel. A large window overlooks the sun terrace and beautifully established gardens.

Bedroom Four is another charming double bedroom, enjoying lovely views across the gardens towards the open countryside. Light and airy, with ample space for bedroom furniture, it provides a peaceful and comfortable retreat for family or guests.

These two bedrooms are complemented by a well-appointed house bathroom, conveniently positioned to serve both rooms.





House Bathroom

The elegant house bathroom is finished with a combination of warm natural stone and contrasting dark grey tiling, creating a sophisticated and luxurious feel. The stylish white suite includes a panelled bath with traditional-style chrome fittings and a separate glazed shower enclosure with thermostatic shower. A classic pedestal wash basin and WC are complemented by a chrome heated towel rail, while recessed ceiling lighting enhances the refined finish.

A thoughtfully designed bathroom combining traditional detailing with contemporary comfort.





GARDENS AND GROUNDS

Oak Tree House occupies a delightful, secluded position within the highly regarded village of Goldsborough, surrounded by magnificent mature gardens and grounds enjoying a high degree of privacy and beautiful open views across the adjoining old deer park.

Established trees and well-defined boundaries create a peaceful setting, whilst the principal gardens benefit from a particularly desirable south-facing aspect.

Undoubtedly one of the property's most appealing features, the gardens have been extensively landscaped, developed and carefully planted by the current owners over the past 21 years. The result is a wonderfully mature garden offering year-round colour and interest, with sweeping lawns, specimen trees, richly stocked herbaceous borders and an abundance of thoughtfully selected planting. Meandering pathways lead through the grounds, revealing a series of distinctive garden areas, whilst an attractive ornamental pond provides a further point of interest.

The extensive outdoor entertaining facilities are a particular highlight, offering an impressive choice of covered and open-air spaces for dining, relaxation and social gatherings. Generous terraces provide lovely settings for alfresco dining, whilst sheltered and heated seating areas allow the gardens to be enjoyed throughout the seasons. A superb outdoor kitchen and fully equipped bar create a wonderful entertaining space, equally suited to informal family gatherings and larger summer parties.

Attractive gazebos provide more intimate spaces for relaxation, complemented by a dedicated firepit area and hot tub, offering further opportunities to enjoy the gardens during the day and into the evening. A charming summer house provides a peaceful retreat overlooking the grounds, together with useful garden storage.

Throughout the gardens, carefully positioned seating areas take full advantage of the sunny southerly aspect, wonderful privacy and uninterrupted views across the adjoining old deer park. The established landscaping provides a beautiful natural backdrop, with each area offering its own individual character.

These are gardens designed not simply to be admired, but to be enjoyed. Their maturity, privacy, south-facing aspect and remarkable range of outdoor entertaining facilities are amongst the defining features of Oak Tree House, providing a truly special setting for this substantial family home.





DRIVEWAY AND FRONT GARDENS

An impressive approach through electronically operated wrought-iron entrance gates opens onto a sweeping gravelled driveway, framed by mature specimen trees, ornamental shrubs and colourful planting. The driveway leads through the beautifully maintained front gardens, providing generous parking and turning space. Sweeping lawns, richly planted borders and established trees create a wonderful first impression, with the house sitting comfortably within its mature surroundings.







PARADISE CLUB OUTDOOR KITCHEN & BAR

- Covered timber kitchen and bar with pitched roof, exposed timbers and timber lining
- Professionally fitted kitchen with Welsh slate worktops and fitted storage cupboards
- Belfast sink with mixer tap
- Professional outdoor-rated beer and wine fridge suitable for year-round outdoor use, plus TV provision
- Ethernet cable, power switches and wiring for outdoor speakers
- Tiled floor, bar frontage and splashbacks.
- Bar counter with space for stools and mounted lighting
- Detachable timber shutters secured on cleats

SUNSET GAZEBO

- Covered timber gazebo with pitched roof and exposed timbers
- Timber rear and side screening with trellis
- Indian stone floor and approach
- Internal lighting, two mounted electric patio heaters and power sockets
- Sheltered seating area surrounded by mature planting
- Situated beside the Paradise Club outdoor kitchen and bar

SUNRISE GAZEBO

- Covered timber gazebo with pitched roof and exposed timbers
- Timber rear screen and side trellis
- Indian stone floor
- Mounted electric patio heaters, power sockets and Ethernet cable
- Internal and external lighting
- Sheltered space for al fresco dining with mature surrounding planting

SUMMER HOUSE

- Detached timber summer house with pitched roof
- Glazed double entrance doors and front and side windows
- Painted timber-paneled interior with exposed beams
- Carpeted flooring, electric heating and power sockets
- Internal ceiling and wall lighting, plus external entrance lighting
- Timber veranda with balustrades and paved approach
- Space for seating

HOT TUB TERRACE

- Indian stone paving beside the summer house
- Permanently installed mains electrical supply with rotary isolator switch for the hot tub (not plug-connected)
- External lighting and two partially buried garden speakers
- Fence and planting screening with views towards the open fields
- Rotospa QuatroSpa six-person hot tub, featuring wi-fi controls, insulated cover and access steps (included in the sale)

LARGE TIMBER GARDEN STORE

- Timber shed with pitched roof
- Internal strip lighting and multiple power sockets
- Cupboards and shelving
- Generous storage for garden machinery, tools and general items

GARDEN BUILDINGS

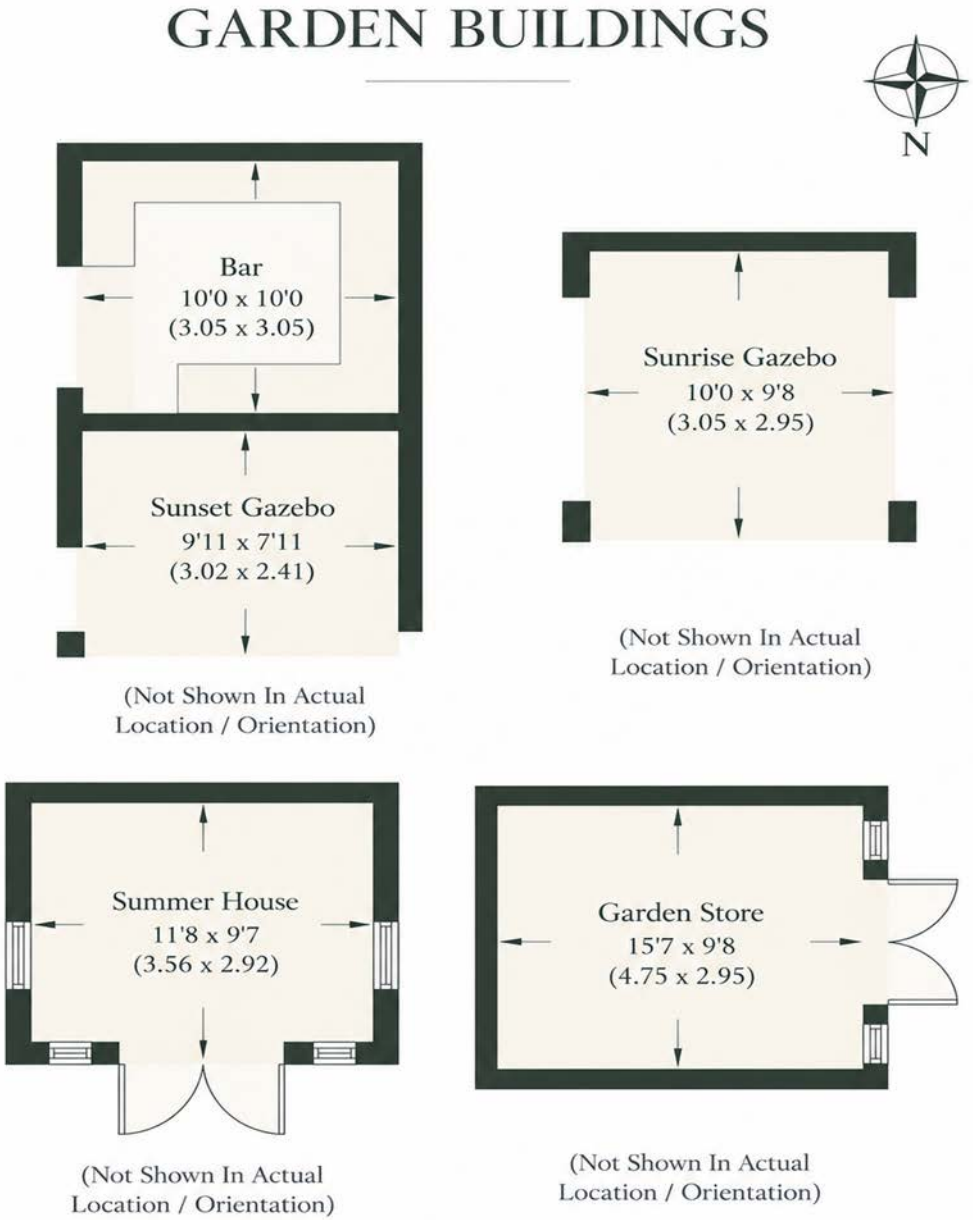


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Outdoor Dining Terrace and Pavilion

Immediately adjoining the house, an attractive natural stone terrace provides a wonderful setting for outdoor dining and entertaining, with French doors opening directly from the principal reception rooms. Framed by mature climbing plants, colourful flowering borders and carefully positioned ornamental planting, the terrace enjoys a delightful sense of privacy whilst retaining lovely views through the gardens towards the adjoining parkland.

A short distance from the main terrace, nestled amongst mature trees and established planting, is a charming timber-framed covered and heated dining pavilion. With its pitched roof, natural timber detailing and paved floor, this delightful outdoor room provides a sheltered and comfortable setting for dining and entertaining throughout much of the year.

Surrounded by lush planting and enjoying glimpses of the open countryside, it offers a more intimate space in which to relax and enjoy the gardens.

Together, these thoughtfully designed outdoor spaces provide a wonderful extension of the living accommodation, offering a choice of settings for everything from leisurely summer lunches to evening entertaining, all against the beautiful backdrop of the gardens and surrounding countryside.





Firepit Terrace, Summerhouse and Hot Tub

A further delightful feature of the gardens is the secluded firepit terrace, thoughtfully designed to create a wonderful space for relaxation and evening entertaining. Beautifully paved in natural stone, the terrace centres around an impressive circular brick-built firepit, with ample space for comfortable seating. Surrounded by mature trees, colourful climbing plants and established hedging, this charming area enjoys a wonderful sense of privacy. Attractive pergolas and carefully maintained pathways connect the various garden spaces, with glimpses of the adjoining parkland adding to the exceptional setting.

Adjacent to the terrace is an attractive timber summerhouse, providing an additional garden retreat with a light and comfortable interior, vaulted ceiling and double doors opening onto the surrounding terrace. Generous windows frame lovely views across the gardens and adjoining open countryside, creating a peaceful setting in which to sit and enjoy the changing seasons.

Completing this wonderful outdoor leisure area is a hot tub, discreetly positioned amongst mature planting and overlooking the beautifully maintained gardens and neighbouring parkland. Together, these individual spaces create a particularly appealing environment for outdoor living, offering an exceptional combination of privacy, relaxation and entertaining facilities within the landscaped grounds.













LOCATION

Goldsborough is one of North Yorkshire's most sought-after villages, combining rural surroundings with a rich sense of history and an exceptionally convenient location just a short distance from the market town of Knaresborough and the spa town of Harrogate.

Set amidst rolling countryside, the village enjoys an enviable balance of peaceful country living whilst remaining within easy reach of a comprehensive range of amenities, making it particularly popular with families, professionals and those seeking a quintessential Yorkshire village lifestyle.

Steeped in history, Goldsborough is renowned for the magnificent Goldsborough Hall, a distinguished Jacobean country house with beautiful gardens. The village also centres around the Grade I listed St Mary's Church, which dates back to Norman times and houses remarkable medieval monuments. The attractive village streets are complemented by The Bay Horse Inn, a traditional country inn providing an excellent focal point for village life, alongside an active cricket club and a well-regarded primary school, fostering a strong and welcoming community spirit.

Despite its peaceful setting, Goldsborough is exceptionally well connected. The nearby market town of Knaresborough offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst the larger spa town of Harrogate provides an extensive range of shopping, leisure and cultural facilities.

EDUCATION

Goldsborough offers access to an excellent range of highly regarded schooling across both the state and independent sectors. The village is home to Goldsborough Church of England Primary School, a popular and well-respected village primary school that sits at the heart of the local community and enjoys an excellent reputation for its nurturing environment and high standards of teaching.

For secondary education, pupils have access to highly regarded schools in the surrounding area, including King James's School in Knaresborough and Harrogate Grammar School, both of which have excellent reputations.

The area is equally well served by an excellent choice of independent schools. Nearby options include Ashville College and Harrogate Ladies' College in Harrogate, Queen Ethelburga's Collegiate near York, Cundall Manor School near Topcliffe, and St Peter's School in York, all of which are easily accessible and offer education from preparatory through to sixth form. This outstanding selection of both state and independent schools further enhances Goldsborough's enduring appeal as an exceptional location for families.

SPORTS AND RECREATION

Goldsborough enjoys an excellent variety of sporting and recreational opportunities both within the village and throughout the surrounding area. The village is home to the well-established Goldsborough Cricket Club, while a network of quiet country lanes, public footpaths and bridleways radiates from the village, providing superb opportunities for walking, running, cycling and horse riding through the picturesque Nidderdale countryside and along the nearby River Nidd.

Just a short drive away, Knaresborough offers a comprehensive range of sporting facilities, including Knaresborough Leisure and Wellness Centre, golf, tennis, padel, football, rugby and fitness centres, together with riverside walks, rowing and boating on the River Nidd.

Harrogate further expands these opportunities with an excellent selection of health clubs, swimming pools, racquet sports, cricket and rugby clubs, together with the renowned Harrogate Golf Club and Pannal Golf Club.

The surrounding countryside is exceptional. The nearby Nidderdale National Landscape offers miles of scenic walking, cycling and riding routes, whilst the Yorkshire Dales National Park is within easy reach for more adventurous pursuits. The beautiful grounds of Goldsborough Hall, nearby National Trust properties, and the historic market towns of Knaresborough and Harrogate further enhance the area's leisure appeal.

TRANSPORT LINKS

ROADS:

Goldsborough is well connected, offering the perfect balance of peaceful village living with excellent accessibility across the region. The village lies just off the A59, providing swift links east to York and west to Harrogate and Skipton, whilst the nearby A1(M) at Junction 47 offers convenient access north towards Ripon, Thirsk and Teesside, and south to Wetherby, Leeds and the national motorway network.

The nearby spa town of Harrogate and the historic market town of Knaresborough are both within easy reach, providing an extensive range of shopping, leisure and everyday amenities. The commercial centres of Leeds and York are readily accessible. The surrounding road network also provides convenient access to many of North Yorkshire's most desirable destinations, including Ripon, Boroughbridge, Wetherby, the Yorkshire Dales National Park and the Nidderdale National Landscape, placing an exceptional range of countryside, recreational and cultural attractions within comfortable driving distance.

TRAINS

Knaresborough railway station, just a short drive away is on the Harrogate Line and provides regular direct services to Harrogate, Leeds and York, ideal for both commuting and leisure travel. Connections at York also provide direct access to the East Coast Main Line, offering fast services to London King's Cross, Newcastle and Edinburgh.

Harrogate railway station, also within easy reach, offers further frequent services to Leeds and York together with direct LNER services to London King's Cross, making it an excellent option for longer-distance business and leisure travel.

AIRPORTS:

Goldsborough is conveniently positioned for both domestic and international travel, with Leeds Bradford Airport lying approximately 30 minutes away by car. As Yorkshire's largest airport, it offers an extensive range of scheduled flights throughout the UK and Europe, together with an increasing number of long-haul connections via major international hubs.

For an even wider choice of worldwide destinations, Manchester Airport can be reached in approximately 90 minutes via the A1(M) and motorway network. Further regional services are available from Teesside International Airport, whilst Newcastle International Airport also offers an excellent range of domestic, European and international flights, ensuring Goldsborough is exceptionally well connected both nationally and internationally.



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. Oil 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 C - 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 3 miles, Harrogate 7 miles, Ripon 13 miles, Leeds 20 miles (All mileages are approximate)

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