



THREE ARCHES

CHURCH STREET | GOLDSBOROUGH | KNARESBOROUGH | NORTH YORKSHIRE | HG5 8NR

Occupying a delightful edge-of-village position within the highly sought-after village of Goldsborough, Three Arches is an exceptional four-bedroom barn conversion combining the character and architectural appeal of a traditional Yorkshire barn with the space, comfort and practicality required for modern family living.

Beautifully presented throughout, the property offers generously proportioned accommodation centred around an impressive open-plan living kitchen, complemented by a superb range of reception space and four well-appointed bedrooms.

Approached through electrically operated timber entrance gates, an extensive gravelled courtyard creates an impressive sense of arrival, providing generous private parking and enhancing the attractive brick-built elevations.

Beyond, the property enjoys a wonderful variety of beautifully established gardens, each with its own individual character. Formal lawns, well-stocked flower borders, mature trees, paved terraces and tranquil seating areas provide a choice of outdoor spaces to enjoy throughout the day, whilst the principal gardens back directly onto open farmland, affording a delightful rural outlook and an exceptional degree of peace and seclusion.

Situated in one of North Yorkshire's most desirable villages, yet within easy reach of Knaresborough, Harrogate, York and the A1(M), Three Arches offers a rare opportunity to acquire a beautifully presented barn conversion combining period character with contemporary family living in an outstanding countryside setting.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Study
- Guest bedroom
- Shower room
- Open plan living kitchen
- Utility room
- Cloakroom

FIRST FLOOR

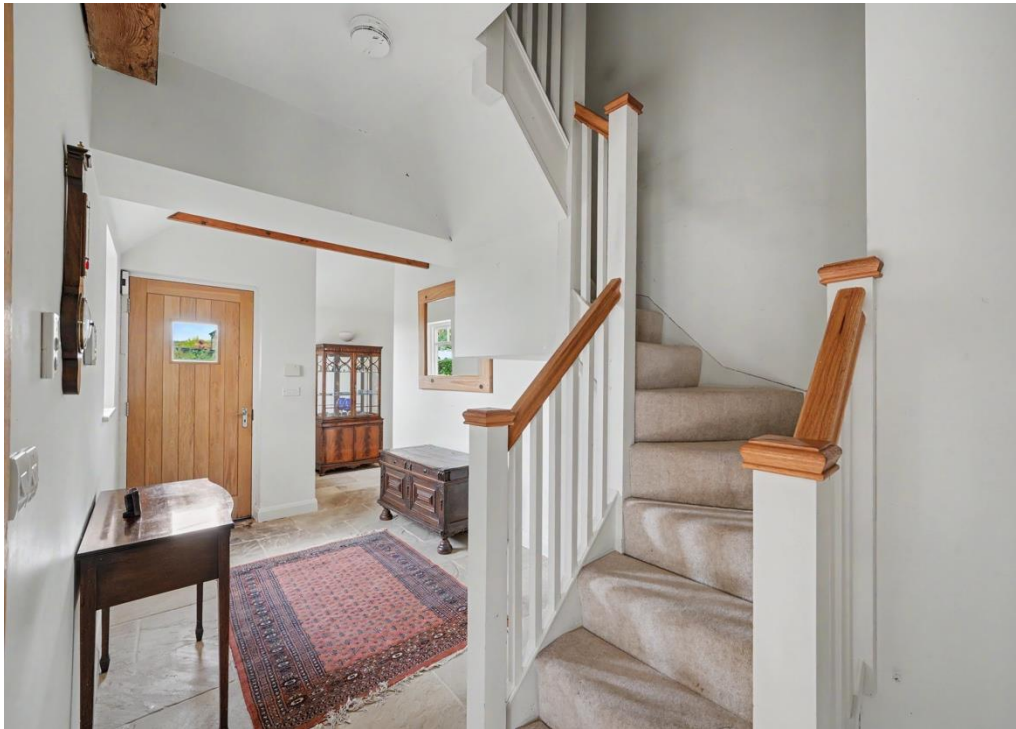
- Landing
- Principal bedroom with en-suite bathroom
- Secondary staircase
- Two further double bedrooms
- Bathroom

EXTERIOR

- Extensive gardens and grounds
- Sitting and dining terraces
- Off road parking
- Attached garage
- Timber garden store

A welcoming and beautifully proportioned reception hall provides an excellent introduction to the property, immediately reflecting the character and quality found throughout the home. A part-vaulted ceiling with exposed timber beams enhances the feeling of space, whilst a stone flagged floor with underfloor heating adds both practicality and year-round comfort. Flooded with natural light, the hall enjoys an attractive outlook towards the courtyard gardens, creating a bright and inviting first impression.

A staircase rises to the first-floor accommodation, whilst glazed oak doors lead through to the principal reception rooms. Generously proportioned, the reception hall provides ample space for freestanding furniture and serves as an impressive central hub from which the accommodation naturally flows, successfully combining the character of the original barn with the comforts and efficiency of contemporary family living.



A beautifully proportioned principal reception room, the sitting room is a superb living and entertaining space, perfectly balancing the character of the original barn with the comforts of contemporary family life. Exposed structural timber beams provide a striking architectural feature, whilst the generous proportions and excellent ceiling height create a wonderful feeling of light and space.

A wide expanse of glazing, incorporating a glazed door and full-height windows, affords delightful views across the beautifully landscaped gardens and the open countryside beyond. Flooded with natural light throughout the day, the room enjoys a seamless connection to the adjoining terrace, allowing indoor and outdoor living to blend effortlessly during the warmer months.

A contemporary inset living flame electric fire creates an attractive focal point, complemented by recessed ceiling lighting and underfloor heating beneath the fitted carpeting, ensuring year-round comfort.

Occupying the opposite wall, an extensive range of bespoke oak fitted bookcases and display shelving provides an impressive library and media area, adding both character and practicality. Glazed oak double doors open directly from the reception hall, enhancing the flow of the accommodation and making the room equally suited to relaxed family living or more formal entertaining.





Undoubtedly the heart of the home, the magnificent open-plan living kitchen is an exceptional space, thoughtfully designed to combine cooking, dining and everyday family living within one impressive environment. Beautifully proportioned, the room is enhanced by a striking vaulted ceiling incorporating exposed timber roof trusses, creating an immediate sense of volume and character whilst celebrating the property's barn conversion origins. A stone flagged floor with underfloor heating extends throughout, providing both practicality and year-round comfort.

The contemporary kitchen is fitted with an extensive range of high-gloss base units complemented by a contrasting bank of full-height cabinetry, all finished with sleek quartz work surfaces. A substantial central island forms the focal point of the room, incorporating an inset induction hob, preparation space, breakfast bar, sink with mixer tap and extensive storage beneath, making it equally suited to everyday family life and entertaining. Integrated appliances include twin electric ovens, a combination microwave, warming drawer, fridge, freezer and dishwasher.

The generous dining area comfortably accommodates a large family dining table beneath the impressive vaulted ceiling, creating an ideal setting for both everyday family life and entertaining. A glazed door provides direct access to one of the property's beautifully sheltered gardens, whilst deep picture windows frame attractive views. Flooded with natural light throughout the day, the room enjoys a seamless connection with the outside, making it equally suited to indoor and outdoor living during the warmer months.

From the kitchen, an inner hall provides access to the remaining ground floor accommodation, creating a natural flow throughout the home whilst maintaining a practical separation between the principal living spaces and the more private areas of the property. Successfully combining contemporary design with the character of the original barn, this outstanding room provides a superb focal point for modern family living and entertaining.





Three Arches, Church Street, Goldsborough, HG5 8NR

Approximate Gross Internal Area
 Ground Floor = 1557 sq ft / 144.7 sq m
 First Floor = 1115 sq ft / 103.6 sq m
 Garage = 140 sq ft / 13.0 sq m
 Total = 2812 sq ft / 261.3 sq m

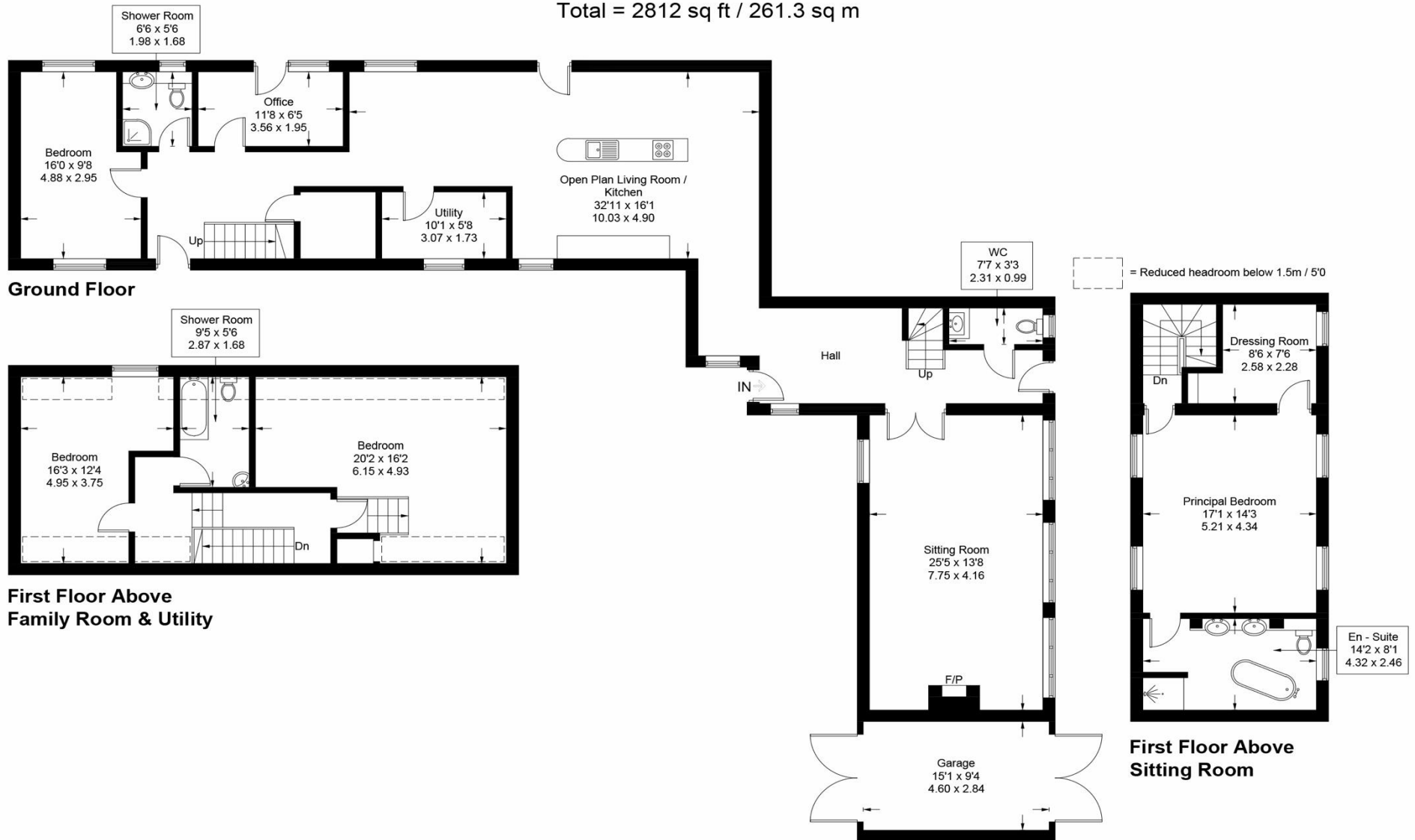


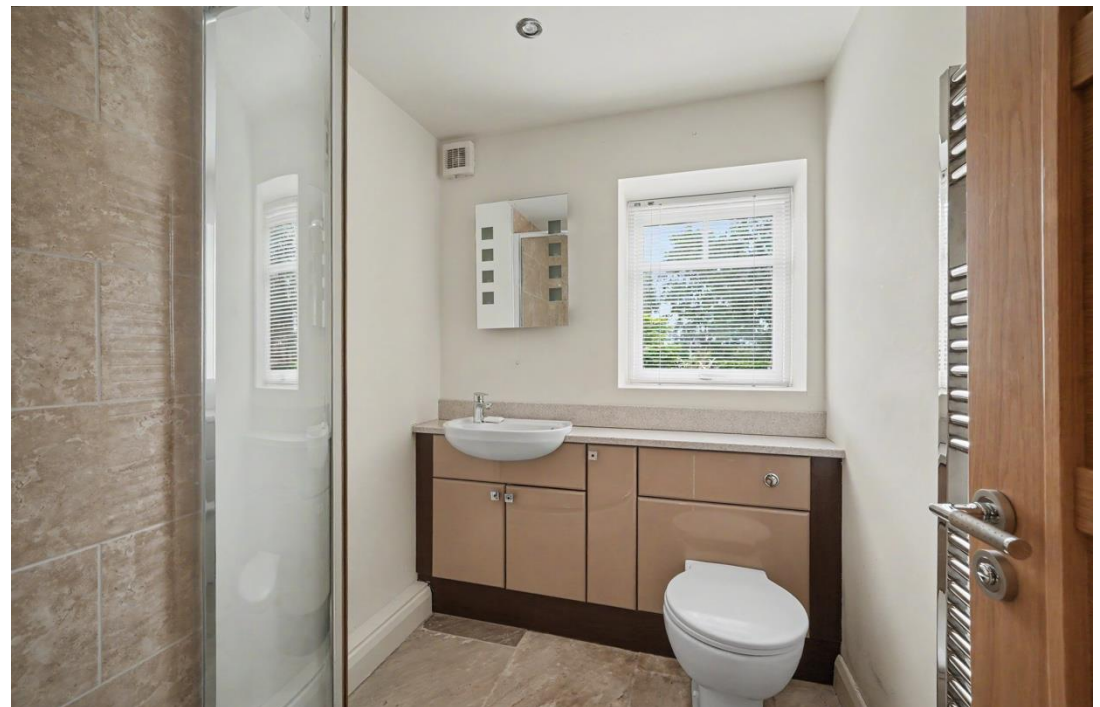
Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor Bedroom

Accessed from the inner hall, the ground floor bedroom is a generously proportioned double room offering excellent flexibility, making it ideally suited as guest accommodation, a principal bedroom for single-level living or a comfortable family bedroom. The room enjoys a pleasant outlook through a large window overlooking the sheltered gardens, whilst the neutral décor and fitted carpeting create a calm and welcoming atmosphere. Well-proportioned and versatile, there is space for a double bed together with freestanding bedroom furniture.

Shower Room

Situated immediately adjacent to the bedroom and accessed from the inner hall, the contemporary shower room effectively forms an en-suite to the ground floor accommodation. Beautifully appointed, it comprises a large glazed corner shower enclosure with thermostatic shower, a wall-mounted wash hand basin set within a vanity unit incorporating a granite-effect worksurface and useful storage beneath, together with a concealed cistern WC. Complemented by a chrome heated towel radiator, recessed ceiling lighting, attractive stone-effect tiling and a window overlooking the gardens, the room provides a stylish and practical facility, finished to the same high standard found throughout the property.





FIRST FLOOR

The principal bedroom suite occupies an impressive space beneath a vaulted ceiling where exposed timber roof trusses create a striking architectural feature. Beautifully proportioned and filled with natural light, the room enjoys windows to two elevations overlooking the surrounding gardens and grounds, creating a bright yet peaceful atmosphere. Generous in both scale and flexibility, there is ample space for a super king-size bed together with additional seating and bedroom furniture, making this a luxurious and highly relaxing principal suite.

Adjoining the bedroom is a well-proportioned dressing room, providing an ideal space for wardrobes and additional bedroom furniture. The room offers excellent versatility and could equally be utilised as a dedicated dressing area, nursery or private study if required.

The en-suite bathroom is beautifully appointed and exceptionally spacious, continuing the sense of quality found throughout the property. A contemporary four-piece suite comprises a freestanding double-ended bath with floor-mounted mixer tap, a large walk-in glazed shower enclosure with thermostatic rainfall shower and twin wall-mounted wash hand basins set within a vanity unit and storage beneath, together with a concealed cistern WC.

A vaulted ceiling with exposed beams enhances the sense of space, whilst a large window frames attractive views across the gardens. Finished with wood-effect flooring, a heated chrome towel radiator and quality contemporary fittings throughout, the bathroom provides a luxurious and tranquil space in which to unwind.







From the inner hall, a second staircase rises to the first floor and divides to provide access to two further double bedrooms and the house bathroom. The arrangement creates a useful sense of separation from the principal bedroom suite, making this part of the house particularly well suited to children, guests or those requiring additional work-from-home space.

One of the bedrooms is currently arranged as a spacious study/library, demonstrating the flexibility of the accommodation. With exposed timbers, sloping ceilings and generous floor space, it could equally be used as a comfortable double bedroom, home office, hobby room or studio.

The additional double bedroom is well proportioned and enjoys a pleasant outlook over the gardens, with neutral décor, fitted carpeting and attractive exposed beams adding character and warmth. Completing this section of the first floor is a well-appointed bathroom fitted with a panelled bath, wash hand basin set within a vanity unit and WC.



GARDENS AND GROUNDS

Approached via an attractive block-paved driveway framed by mature hedging and established trees, the property enjoys an impressive sense of arrival. The driveway provides access to just one neighbouring property before reaching electrically operated timber entrance gates, which open onto a generous gravelled courtyard providing extensive off-road parking for numerous vehicles. The courtyard also provides access to the attached garage, offering secure parking together with excellent storage or workshop space. Attractively enclosed by mature planting and colourful shrub borders, the property occupies a delightful edge-of-village position, enjoying open views across adjoining farmland to the side and a wonderfully peaceful rural backdrop.

The principal gardens lie to the rear of the house and have been thoughtfully landscaped to create an attractive yet easily maintained outdoor environment. A broad York stone terrace extends across the rear elevation, providing an ideal setting for outdoor dining and entertaining. Beyond, an extensive level lawn is framed by beautifully stocked herbaceous borders, mature specimen trees and ornamental shrubs, whilst the open aspect across neighbouring farmland enhances the feeling of space and tranquillity. The gardens offer a wonderful setting for both family life and entertaining, combining colourful planting with attractive countryside surroundings.

Overall, the gardens have been carefully designed to provide a superb balance of open entertaining space, tranquil secluded areas and exceptional planting, all complemented by the property's delightful edge-of-village setting and attractive views across the surrounding countryside.







Accessed directly from the kitchen, a particularly charming enclosed garden provides a delightful and sheltered outdoor space, ideal for relaxing and al fresco dining. A generous stone-flagged terrace offers the perfect setting for entertaining and enjoying the attractive surroundings. Beyond, the beautifully landscaped gardens are planted with an abundance of mature shrubs, flowering perennials and ornamental trees, centred around an attractive wildlife pond complete with water lilies and aquatic planting, creating a delightful focal point. Manicured lawns are interspersed with stone pathways that meander through colourful borders and established planting, providing year-round interest





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 a number of 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 golf, tennis, 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.

For those who enjoy the outdoors, 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.

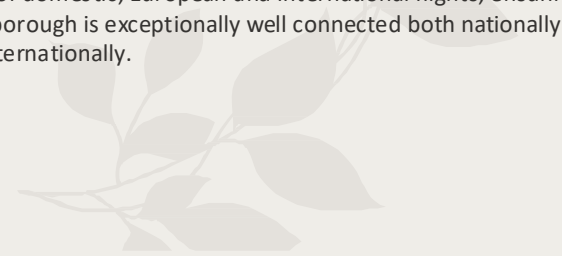
TRAINS

Goldsborough is well served by rail connections, with Knaresborough railway station located just a short drive away. Situated on the Harrogate Line, the station provides regular direct services to Harrogate, Leeds and York, making it 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 London North Eastern Railway 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.





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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 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 4 miles, Harrogate 7 miles, Ripon 8 miles, Leeds 22 miles (All mileages are approximate)

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