



Greylands Cottage, Forest Moor Road, Knaresborough

£650,000 Freehold



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A beautifully presented four-bedroom period home extending to over 2,300 square feet and enjoying a peaceful countryside setting on the outskirts of Knaresborough. Accessed through wrought-iron gates, the property combines characterful and versatile accommodation with landscaped gardens, a sweeping private driveway, extensive parking, a detached double garage and far-reaching rural views.

Outside, electric wrought-iron gates open onto a long private driveway providing extensive off-road parking and access to a detached double garage. The garage offers excellent storage / workshop and parking space, and may also provide scope for conversion into a fully serviced self-contained annexe, subject to obtaining the necessary planning permissions and consents. The house is set behind attractive landscaped front lawns, which also includes a water feature and fountain, and is well positioned to take full advantage of the surrounding countryside views.

Forest Moor Road enjoys a peaceful semi-rural setting on the edge of Knaresborough, conveniently placed for the town centre and approximately three miles from Harrogate. The property is within easy reach of local shops, schools, cafés and transport links, together with scenic walks and cycling routes around the nearby Nidd Gorge. Excellent road connections provide straightforward access to Harrogate, Leeds and the A1(M), making this an ideal location for those seeking countryside surroundings without compromising on convenience. The property is offered for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The accommodation combines original character with tasteful contemporary finishes and has been maintained to an excellent standard throughout. The entrance hall features a solid wood floor and leads to a comfortable sitting room with a feature fireplace and excellent natural light. The games room provides an additional reception space, while the dining room offers flexible accommodation and could also be used as a fourth bedroom, family room or home office if required.

The hand-painted kitchen with breakfast area is fitted with an extensive range of units, generous worktop space and a double range-style oven. A fabulous orangery provides a light and airy additional reception space, enjoying an attractive outlook and creating a natural connection between the house and garden. A ground-floor WC completes the accommodation on this level.

Upstairs are three bedrooms, including a generous principal bedroom, together with a neatly presented house bathroom. A separate home office provides a dedicated space for working from home. Period fireplaces and other original details feature throughout, adding warmth and character while sitting comfortably alongside the modern décor.





Total Area: 216.5 m² ... 2330 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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