



Moray House, Harrogate Road, Knaresborough, North Yorkshire, HG5 35a High Street, Knaresborough, North Yorkshire, HG5 0ET

An attractive and spacious five bedroom detached family home set amidst delightful private gardens extending in all to 0.3 acres together with breathtaking views over the adjoining countryside and ample parking, large integral double garage and potential to create further accommodation subject to all the necessary consents.

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Moray House, Harrogate Road, Knaresborough, North Yorkshire,

Harrogate 4 miles, York 17 miles, Leeds 20 miles (all distances approximate)

Guide Price: £1,100,000

- Delightful secluded location
- Attractive private gardens extending in all to 0.3 acres
- Flexible living accommodation incorporating a self-contained annexe
- Five double bedrooms and four bath / shower rooms
- Three well-proportioned reception rooms
- Ample off street parking and large integral double



General remarks

Moray House represents an increasingly rare opportunity to acquire a stunning detached family home situated in a private and discreet location enjoying breathtaking views to the rear. The original property was built in the 1920's and has been cleverly extended over the years to create a unique family home, situated within this convenient yet semi-rural location.

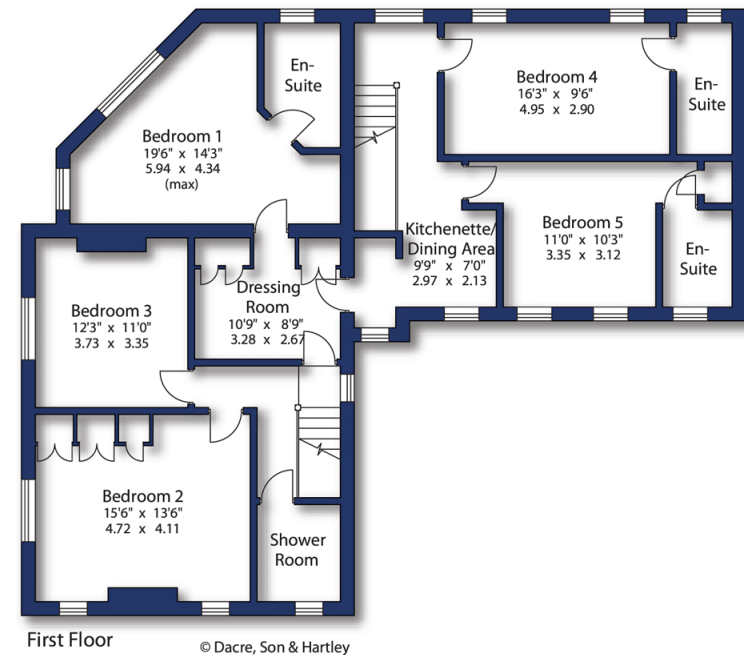
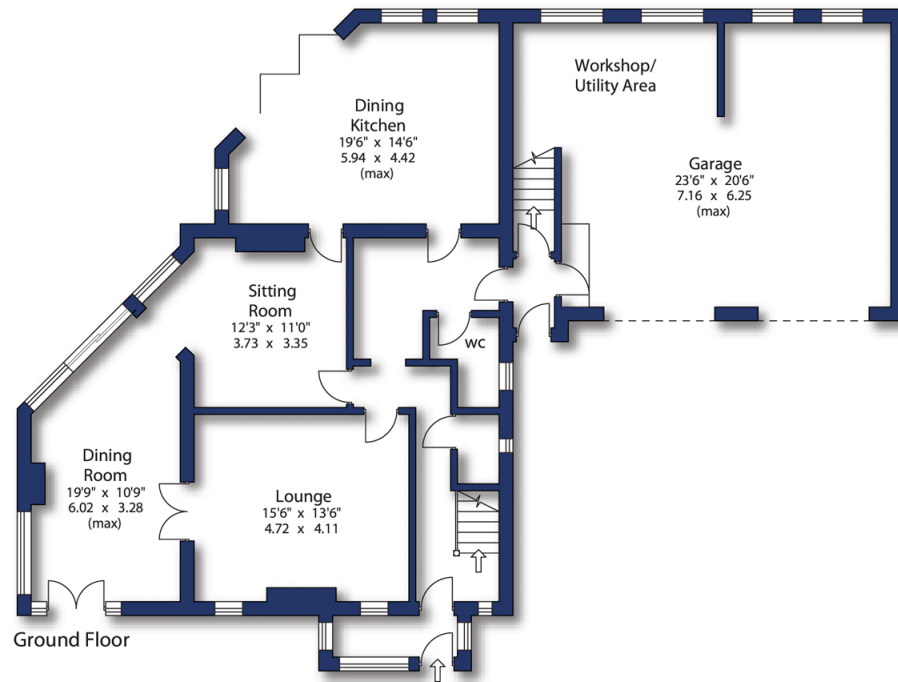
The property offers flexible living accommodation with the advantage of having its own annexe with separate entrance which could create additional income or be ideal for multi-generational living. With gas central heating (with separate boiler for the main house and the annexe) the property briefly comprises; entrance vestibule leading into the reception hall with staircase to the first floor and understairs storage cupboard. There is an inner hallway with a ground floor WC. The lounge has an attractive living flame remote controlled gas fire and double opening doors lead into a spacious dining room with sliding patio doors enjoying breathtaking views towards Knaresborough Forest Park. The dining room leads through into the sitting room which has a wood burning stove and beyond is the dining kitchen with bi-folding doors onto the elevated deck which takes full advantage of the views to the rear. There is a separate side entrance which

gives access to a secondary staircase to the first floor annexe.

A staircase leads to the first floor landing where there are two double bedrooms both enjoying attractive views and serviced by a modern shower room with large walk-in shower. There is an inner landing / dressing room with access into the annexe and also to the principal bedroom which again takes full advantage of the woodland views. There is also an en-suite bathroom. The first floor annexe currently comprises a kitchenette and dining area with two further double bedrooms both having their own en-suite shower rooms.

Outside, the property is approached via a long tree lined driveway leading to a large driveway providing ample off street parking and turning area. There is also a large integral double garage which could create further accommodation subject to all the necessary consents. To the side there is a further gravelled parking area and leads to a timber studio / workshop (12'6 x 9'3) with electric light and power installed. A further feature of the property are the private rear gardens which can be accessed from both sides and also the large elevated deck with contemporary glass balustrade which will be ideal for those entertaining. The gardens are laid predominantly to lawn with mature trees and breathtaking views over the surrounding countryside and back towards St Johns Church. There is also a summerhouse.

Floorplans



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 Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

From our office proceed down the High Street turning left at the first mini roundabout. Continue straight on at the next mini roundabout and proceed over the river. Continue up Harrogate Road and immediately after the semi-detached house, the entrance to Moray House can be seen on the right-hand side clearly marked by our For Sale board.

What3Words [bitters.skid.pesky](#)

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating and hot water via two gas boilers
- Ample driveway parking and double garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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