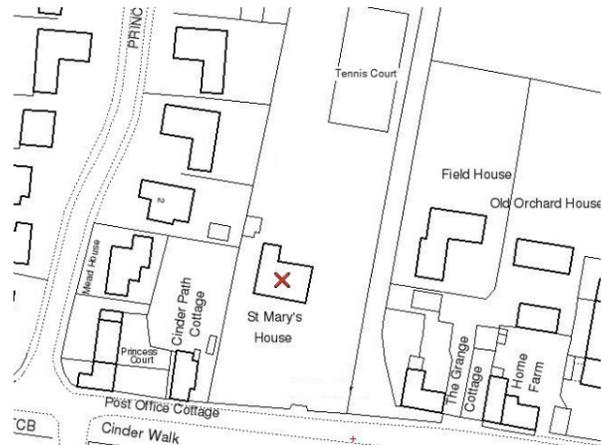


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>57</b>
		<b>30</b>	



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

Taking the A59 from Harrogate in the direction of York, pass through Knaresborough turning right at the roundabout signposted Goldsborough and follow the road into the village. Upon entering the village, follow the road as it bears round to the left passing the Bay Horse public house and continuing into Church Street where St Marys House can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myringsestateagents.com](http://myringsestateagents.com)

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

#MyFamilyValues



Proud Supporters



St Marys House, Church Street, Goldsborough

£1,475,000

MYRINGS

Harrogate's Leading Family Estate Agent



HomeView  
Take a look around

St Marys House, Church Street, Goldsborough, North Yorkshire, HG5 8NR

 4  5  2

St Marys House is a magnificent property located in the heart of this desirable village, and stands in private grounds of approximately two acres with open aspects to the rear, and impressive accommodation throughout.

Built as a majestic home for the village vicar due to having Royal family within the the congregation, the house is fronted by double electric gates that open to a gravelled driveway flanked by formal lawns and leading to a block paved parking area. The accommodation opens to a reception hall with guest w/c and a central hallway that branches to three exceptional reception rooms that offer flexibility to the living space being currently used for home office, drawing room and separate sitting room. The quality of finish and tasteful decor is immediately apparent and extends throughout. To the rear elevation the large sociable kitchen, boasting high quality fittings including granite work surfaces and Aga, is extended to provide family dining space which opens to the outdoor entertaining area with patio space and oak framed open barn. The rear gardens are mainly laid to lawn with established trees, full sized tennis court and excellent outhouse storage buildings. Beyond the domestic garden there is a paddock ideal for those

with equestrian interests, that can be accessed by a separate lane, privately owned by St Marys House.

To the first floor a galleried landing with picture window overlooking the rear gardens, branches to five excellent bedrooms, two of which are currently arranged to present a large master suite with bay fronted bedroom and adjoining dressing room that leads through to a stylish en-suite. The house bathroom is equally well styled having bathtub and separate walk in shower area.

The charming village of Goldsborough with its range of amenities including a primary school and public house, is surrounded by beautiful open countryside and is home to Goldsborough Hall Hotel which was originally built in 1620 and later became the residence of HRH Princess Mary in the 1920's. The village is only two miles from the historic market town of Knaresborough with its medieval castle ruins and famed riverside walks. The fashionable spa town of Harrogate is a mere 15 minutes drive, and offers many attractions such a boutique shopping, fine restaurants and bars and the magnificent 200 acre stray parkland. Local schooling is renowned for having excellent reputation, and there is a choice for all ages. For the commuter, the A1M is only 2.1 miles away, with Leeds Bradford airport 15.7 miles away.



**Bus**  
2 minute walk



**Main Roads**  
A1M - 2.1 Miles



**Train**  
Knaresborough - 2.5 miles



**Airport**  
Leeds Bradford - 15.7 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

Mains electricity, water and drainage are connected to the property. Heating is oil fired.

**Rating Authority**

Harrogate Borough Council Tax Band G

**Tenure**

Freehold