

Viewing arrangements

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

Directions

From Knaresboroughs town centre go to the bottom of the High Street turning left at the traffic lights into Bond End. Take an immediate right at the the traffic lights and proceed up the hill to High Bond End. Take a right turn into Coverdale Drive and follow the road around to where the entrance to Barn Acre can be found at the end.



Barnacre, Coverdale Drive, Knaresborough

Guide price £995,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myringsestateagents.com

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Barnacre, Coverdale Drive, Knaresborough, North Yorkshire, HG5 9BW

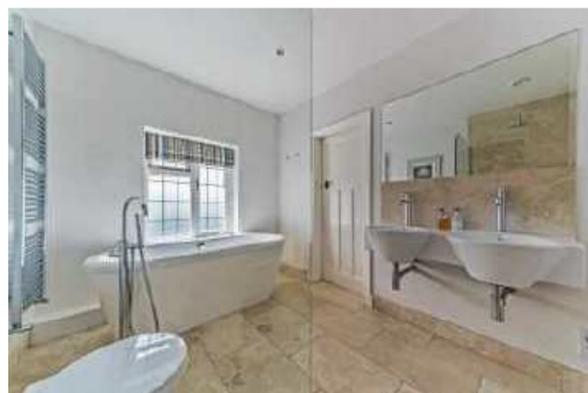
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Adjoining protected private woodland and the 40 acre Jacob Smith Park, Barnacre is a magnificent detached property built in 1927 only ten minutes walk from the centre of Knaresborough, and having the rare benefit of a separate detached cottage that offers additional accommodation for dependant relatives or use as a holiday let.

Approached via a private road, the property has extensive parking and a detached double garage to the rear. The house opens via a covered entrance to the main reception hall with guest w/c. The exceptional sitting room with original wooden flooring and feature fireplace extends from two large bay windows into the garden room with outlook over the perfectly manicured lawns with established planting to the boundaries that provide a high degree of privacy. The kitchen designed and supplied by Clarity Arts is fitted with high quality units and granite work surfaces, and is a fabulous social space having a large area for family dining in front of the double doors that lead out to the stone flagged outdoor entertaining area. Adjoining the kitchen is a practical separate utility room that provides access from the driveway, and there is an additional reception room to the rear of the house that is ideal for use as a home office or children's play room if required. To the first floor the galleried landing branches to a house bathroom and four well proportioned double bedrooms.

The master bedroom boasts a bank of built in wardrobes and a stylish en-suite having heated tiled floor, freestanding bathtub, twin basins and large walk in shower. This bedroom along with bedroom two opens out to a central balcony that is a particular feature of the property's front facade. The detached cottage was converted from derelict outbuildings to now present valuable additional accommodation which is currently providing income through Airbnb. Should separate accommodation be required for dependant relatives, the cottage is ideal being self contained with large open plan living space, double bedroom and shower room.

Located on the outskirts of the market town of Knaresborough which is famed for it's riverside walks and Mother Shipton's Cave, the property is conveniently located within minutes walk of a wide variety of shops, stores, public houses and the reputable King James School. The position is ideal having the 40 acre Jacob Smith Park on the doorstep as well as being close to the Nidd Gorge which is recognised as an area of outstanding natural beauty. The fashionable spa town of Harrogate is only a short drive away which is renowned for its choice of restaurants, bars and boutique shopping. The A1M is 4 miles away linking to the national motorway network, and the town's central train and bus stations run regular services into Harrogate, Leeds & York.



Bus
7 minutes by foot



Main Roads
A59 0.3 miles
A1M 4.3 miles



Train
Knaresborough 0.5 miles



Airport
Leeds Bradford 15 miles

Fixtures & fittings

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

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band

Tenure

Freehold