



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 roundabout into Bond End. Take an immediate right at the the next roundabout and proceed up the hill to High Bond End. Follow the road for approximately 0.8 of a mile passing the turning for Netheredge Drive where McKinnell Lodge 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 myrings.property

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.





















McKinnell Lodge, Ripley Road, Knaresborough £1,750,000





2 4





This exceptional, stone built, detached family home standing in approximately 3/4 of an acre and occupying a highly sought after position on the outskirts of Knaresborough, is within minutes walk of the Nidd Gorge and presents 4,000 square feet of accommodation along with private rear gardens and heated outdoor pool.

Fronted by attractive lawned gardens along with an orchard and kitchen garden, the dual access electric gated driveway with intercom entry system is flanked my mature trees, and the house is approached by an elevated stone flagged terrace. The imposing arched entrance opens via a vestibule through double leaded glass doors to the central reception hall with wall panelling, strip oak flooring, useful storage cupboard and a quest cloakroom. To the front elevation is a dual aspect formal dining room with feature fireplace. To the rear elevation the magnificent drawing room is arranged around another feature fireplace and opens out through double doors to fabulous South facing sun terrace with luxurious heated swimming pool which is usable all year round. The outdoor lifestyle of this property is a focus and selling point having a separate elevated seating area, designated space for the hot tub, and specific pool room changing facilities with shower and w/c. Beyond the swimming pool is a lawned garden with stone walled boundary and childrens play area which is conveniently shaded by a canopy of trees. Leading back into the house are double doors to the large family kitchen. This room boasts polished porcelain tiled flooring and is fitted with traditionally styled units with Aga range and granite work surfaces which are a perfect suit for the property. There is space for a family breakfast table and a lounging area in front of the impressive Yorkshire Range with log burning stove. In addition to this living space there is another reception room that offers flexibility of use as a childrens play room or further sitting room. Adjoining the kitchen is a practical boot room providing access from both front and rear which leads through to a gym room and large laundry room. To the first floor the central landing branches to a house bathroom and four bedrooms, the master suite offering extensive space with a bay window overlooking the rear gardens, full en-suite bathroom with bathtub and separate shower, and dressing room with built in wardrobes. The second floor reveals two further well-proportioned bedrooms with a serving shower room, as well as a large amount of storage space. As well as excellent parking space for multiple vehicles to the front of the house, there is a detached stone built garage large enough for housing a single car.

The historic market town of Knaresborough is famed for its riverside walks, Mother Shipton's Cave and the the 12th century castle ruins. The property is conveniently located within walking distance of everyday amenities including excellent schooling for all ages. The position is idyllic having the Nidd Gorge on the doorstep 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 fine restaurants, bars and boutique shopping. The A1M is 4 miles away linking to the national motorway

















Bus 15 minutes walk



Main Roads A1M 4.9 miles



TrainKnaresborough 1 mile



AirportLeeds Bradford 16.5 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 H

Tenure

Freehold