



THE GRANARY
Allerton Park, Knaresborough



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Knaresborough, Yorkshire, HG5 0SD

Located in the heart of the Allerton Park Estate, The Granary is one of four individual homes converted from period farm buildings in 2005, with five bedrooms, 1,900 sqft of living space and enjoying far reaching countryside views and a peaceful position in this rural location.

ACCOMMODATION

Converted Farm House
Panoramic Countryside Views
Five Bedrooms
Open-Plan Kitchen / Diner
Double Garage
Double Glazing Throughout
Underfloor Heating
Rural Location with Excellent Transport Links



GSC GRAYS

PROPERTY • ESTATES • LAND

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The Granary

Located in the heart of the Allerton Park Estate, The Granary is one of four individual homes converted from period farm buildings in 2005, all enjoying far reaching countryside views and a peaceful position in this rural location.

Developed to a very high standard and extremely well looked after by the current owners, this five bedroom, three bathroom detached home has a terrific balance of the traditional and contemporary, with impressive open-plan spaces, exposed beamed ceilings and solid oak doors throughout. With just over 3,100 sqft of internal space there is underfloor heating over the entire ground floor and double glazing throughout.





Situation and Amenities

Wall Close Farm is located just to the east of the A1(M), and is within a 15 minute drive of the spa town of Knaresborough and busy market town of Boroughbridge. Harrogate, Leeds and York are all within a 45 minute drive with regular mainline trains to London and Edinburgh from York.

Local primary schooling is available at nearby Goldsborough CofE Primary, Marton-Cum-Grafton CofE Primary and Green Hammerton CofE Primary, and secondary schooling provided at St. Aidan's in Harrogate, Harrogate Grammar School and King James' School, Knaresborough. Independents Queen Ethelburaga's College, Cundall Manor Preparatory School, Harrogate Ladies' College and the York schools are all within a 30 minute drive.

Ground Floor

The ground floor has huge amounts of living space with an impressive kitchen / diner offering impressive open-plan living and opens to the cosy sitting room with french doors opening to the courtyard. There is a separate dining room and formal sitting room, both with french doors leading to the rear courtyard and study off of the kitchen.

To the front of the entrance hall is a separate WC and spacious utility room which provides internal access to the double garage.



First Floor

The first floor comprises five double bedrooms, of which two have ensembles, four-piece family bathroom. The stunning principal suite is accessed through a separate entrance area with plenty of built-in wardrobe space, four-piece ensuite bathroom and main bedroom.

Garden and Drive

A half-mile drive leads to the tarmac driveway accessed through a five-bar field gate, with plenty of parking for multiple vehicles and access to the attached garage. To the front, side and rear are easily maintained lawns with hedgerow, post and rail fence boundaries, and a selection of flower beds and young trees. To the rear of the property is the courtyard area, with paved and gravel terracing offering remarkable levels of privacy with side access to the front of the property and into the house through the sitting room, dining room, living room and study.

Local Authority and Council Tax Band

Harrogate Borough Council Tel. 01423 500600
The property is banded G.

Services and Other Information

The property is served with mains water, electricity, drainage via septic tank and oil fired central heating.

Particulars & Photographs

The particulars were written and the photographs taken in October 2021.

Viewings

By arrangement with GSC Grays 01423 590500.

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 3122.46 ft²
 290.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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



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