



CHERRY TREE BARN
Allerton Park, Knaresborough



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ALLERTON PARK, KNARESBOROUGH, HG5 0SD

Ripon 11.9 miles • Harrogate 10.4 miles • York 17.1 miles
Leeds Bradford Airport 20.2 miles (distances approximate)

A STUNNING BARN CONVERSION OFFERING IMMACULATE FOUR-BEDROOM ACCOMMODATION LOCATED IN THE HEART OF THE ALLERTON PARK ESTATE BEING ONE OF FOUR IN THIS EXCLUSIVE DEVELOPMENT CONVERTED FROM PERIOD FARM BUILDINGS. WITH DELIGHTFUL GARDENS BACKING ONTO OPEN COUNTRYSIDE AND OVERLOOKING WOODLAND.

Accommodation

Oak Framed Sun Room • Breakfast Kitchen • Utility room • Dining Room
Lounge • Office • Cloakroom/w.c • Four Bedrooms • Two Bathrooms

Outside

Driveway • Double Garage • Entertaining Area • Garden • Patio



GSC GRAYS

PROPERTY • ESTATES • LAND

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Cherry Tree Barn

Cherry Tree Barn is a superb example of a fantastic barn conversion, completed 2003, with the addition of an oak beamed sun room and garage relocation completed 2012 and located at the end of a $\frac{3}{4}$ mile private road. The current owners have completed a stunning program of refurbishment including amazing, refitted bathrooms, a recently installed Dik Geurts wood burning stove, fantastic covered entertaining area and a new aluminium entrance door. These combined with the amazing south facing gardens and far-reaching views will ensure the property generates a high degree of interest.

The unique accommodation briefly comprises:

Entrance leading to the stunning oak framed sun room with doors opening to the paved patio garden and entertaining area, fabulous open plan kitchen with a range of integrated appliances and huge centre island, dining room with French doors leading to the garden, stairs to first floor and cloakroom/w.c, large sitting room with feature fire place and recently installed woodburning stove and steps leading up to the office/snug.

To the first floor is the master bedroom with stunning ensuite shower room, three further double bedrooms and the amazing house bathroom which would not look out of place in a high-end spa hotel.

Outside

The property is approached via a $\frac{3}{4}$ mile private driveway. There is private access through gates to the detached double garage. To the left of the garage is the superb entertaining area encompassing a covered decking area with inset hot tub and seating area perfect for alfresco dining. The south facing gardens are mainly laid to lawn backing onto open countryside and amazing views. There are paths and patio areas to two sides.



Situation & Amenities

The property is situated within the sought after Allerton Park Estate which is a short distance south of Boroughbridge along the A168 in between Harrogate and York. The area is extremely accessible and ideal for the commuter.

The closest Village is Marton cum Grafton. The village has a church, a post office and shop, tennis courts, a sports field, and a children's play area. The annual Open Gardens event is followed by the much-loved village party. The Women's Institute and the Parish Council keep things moving. For schools, the choice is exceptional. Beyond the village primary school, families are within easy reach of Queen Ethelburga's, Cundall Manor, Queen Mary's, St Peter's, Bootham, and The Mount in York, with Ashville and Harrogate Ladies' College in Harrogate and Ripon Grammar School in Ripon

The Appeal of our Home – The Owners Insight

From the moment we first viewed Cherry Tree Barn seven years ago, we knew it was something special. The stunning views across the Allerton Park Estate, the sense of space and privacy, and the opportunity to create an exceptional home immediately captured our imagination. Over the years, it has exceeded every expectation, providing a peaceful rural setting with the convenience of easy access to the A1 and beyond. As we now look to move on, we have come to appreciate just how rare and remarkable this property truly is — finding somewhere that compares is proving no easy task.



Services & Other Information

The property has mains water, electricity, drainage and oil-fired central heating system

Local Authority & Council Tax Band

North Yorkshire County Council – Band G

EPC

Rating C

Fixtures & Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves & Easements

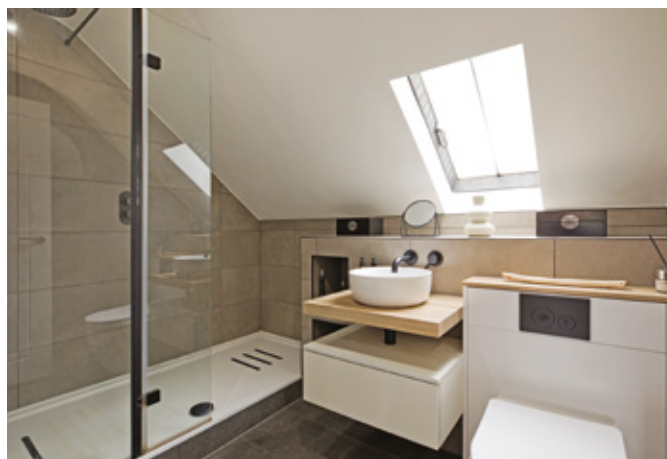
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

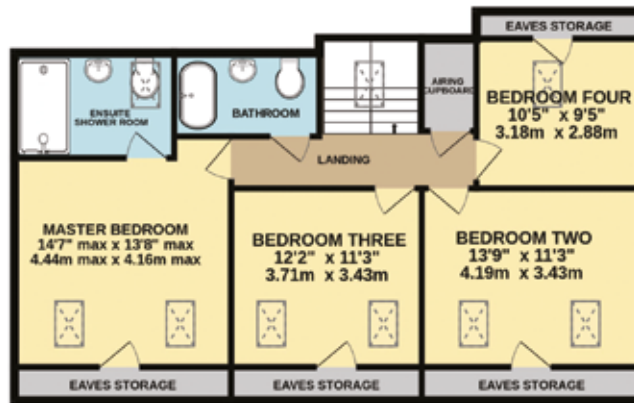
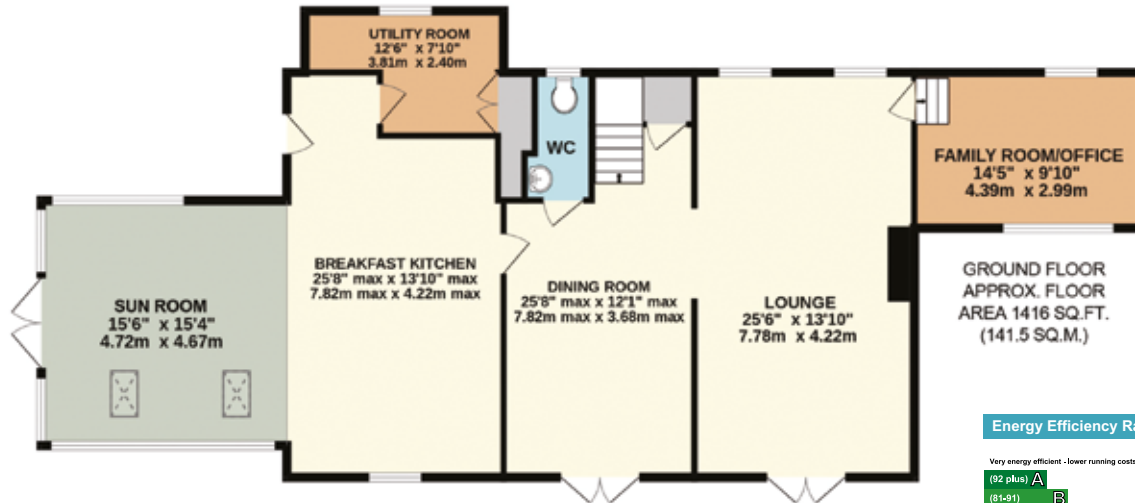
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Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.

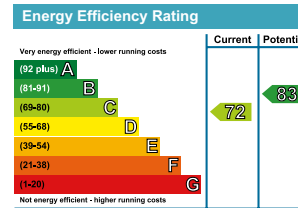
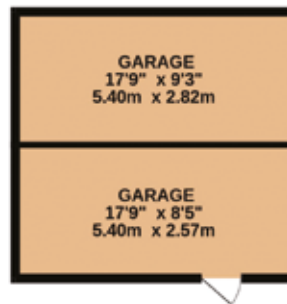




FIRST FLOOR
904 sq.ft. (84.0 sq.m.) approx.

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGES 2320 SQ.FT. (225.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2026

Photographs taken: June 2026