



Grove House, 14 Boroughbridge Road, Knaresborough, North

A rare opportunity to acquire substantial Georgian residence now requiring comprehensive modernisation throughout but offering excellent potential to create a family home or to create individual accommodation for multi-generational living.

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Grove House, 14 Boroughbridge Road, Knaresborough, North

Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

Guide Price: £750,000

- Requiring comprehensive modernisation throughout
- Popular and convenient residential location
- Ideal opportunity for multi-generational living
- Substantial and flexible living accommodation
- Self-contained annex
- Ample off street parking
- Delightful southerly-facing garden and paddock
- Large garage / workshop with garden store



General remarks

Grove House represents a rare and unique opportunity to acquire an impressive and substantial Georgian residence which is now in need of comprehensive modernisation but offers a prospective buyer a rare opportunity to create a stunning family home or potentially even redevelop subject to all the necessary consents. The property is Grade II listed and in a Conservation Area and prospective buyers should take this into account with any future works they are considering carrying out.

Viewing is highly recommended and the property briefly comprises an open entrance leading through into a reception hall. The drawing room has an impressive marble fireplace and there is a well-proportioned sitting room with views over the garden. A staircase leads down to the cellar and an impressive staircase leads to the first floor. A rear hallway has a secondary staircase to the first floor and guest WC. Beyond is a dining kitchen which comprises a comprehensive range of matching wall and base units with working surfaces and tile splashbacks over. The main house has a staircase to the first floor where the principal bedroom has a dressing room and potential en-suite. Steps lead to a secondary landing where there is the potential to create a superb guest room with exposed ceiling timbers and private views over the garden. There is a third bedroom with en-suite bathroom. A study with Velux window and separate WC. In the main house a staircase rises to the second floor where there are two further double bedrooms with the potential of a Jack and Jill bathroom which is yet to be completed.

Returning to the ground floor there is a self-contained annexe which is linked to the dining kitchen and currently comprises a snug, kitchen with dining area and a double bedroom with en-suite shower room. There is a derelict outbuilding/store which offers excellent further potential, subject to all the necessary consents but is now in need of complete renovation.

Outside, a further feature of this most delightful property is the seclusion and privacy of the rear gardens. It is approached via twin sets of wrought iron gates and leads to a brick paved parking area providing ample off-street parking. This leads to a large garage / workshop and beyond is a garden store. There is a large terrace leading onto formal lawned gardens which will be ideal for those entertaining and for those with family requirements. There is another workshop (21' x 11') which was formerly a garage and beyond is a garden room (11'9 x 10'9). A pedestrian gateway leads from the formal gardens to a small paddock / orchard which again offers privacy and seclusion.

The property is situated within this sought after location combining the advantages of a convenient setting with access to the town centre shopping, recreational and schooling facilities. Knaresborough also has a railway station with mainline links. The southern bypass is convenient and provides easy access to the commercial centres of North and West Yorkshire.

Floorplans



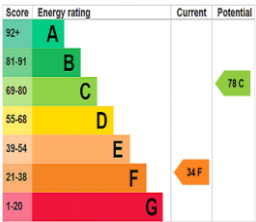
Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

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Contact us



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Directions

Proceed down the High Street turning right at the mini roundabout onto Boroughbridge Road where the property can be found further along on the right hand side.

What3Words protrude.tiny.prop

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- To be confirmed
- Mains electricity, gas, water and drainage. Central heating does not work in the main house.
- The property is Grade II listed and in a Conservation Area

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: KNA260028