

EPC RATING: E

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C	74	(69-80) C	
(55-68) D		(55-68) D	66
(39-54) E	46	(39-54) E	
(21-38) F		(21-38) F	37
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	0.4 miles
Railway Station	0.7 miles
Bus Route	150 metres
Airport	13.8 miles



**VALLEY COTTAGE, SPITALCROFT
KNARESBOROUGH**

£1,150,000
CHAIN FREE

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An amazing opportunity to purchase this idyllic detached family home reputed in parts to date back to circa 1745 offering immense charm and character throughout.

Valley Cottage is in an enviable riverside position in the very heart of Knaresborough.

The property truly requires an internal inspection to fully appreciate the unique accommodation which has a wealth of oak beams, trusses, panelling and a delightful minstrels gallery overlooking an inner courtyard.

The property offers a superb arrangement of characterful and modern accommodation by way of an extension including a quality kitchen and family room overlooking the river.

The property is approached via a charming wooden gate to the walled garden which opens into a haven of beautifully maintained and manicured gardens with steps leading down to the River Nidd.

The accommodation in brief comprises an entrance vestibule, cloakroom, entrance hall, large split level dining room and reception hall.

4 BEDROOMS

5 RECEPTION ROOMS

2 BATHROOMS

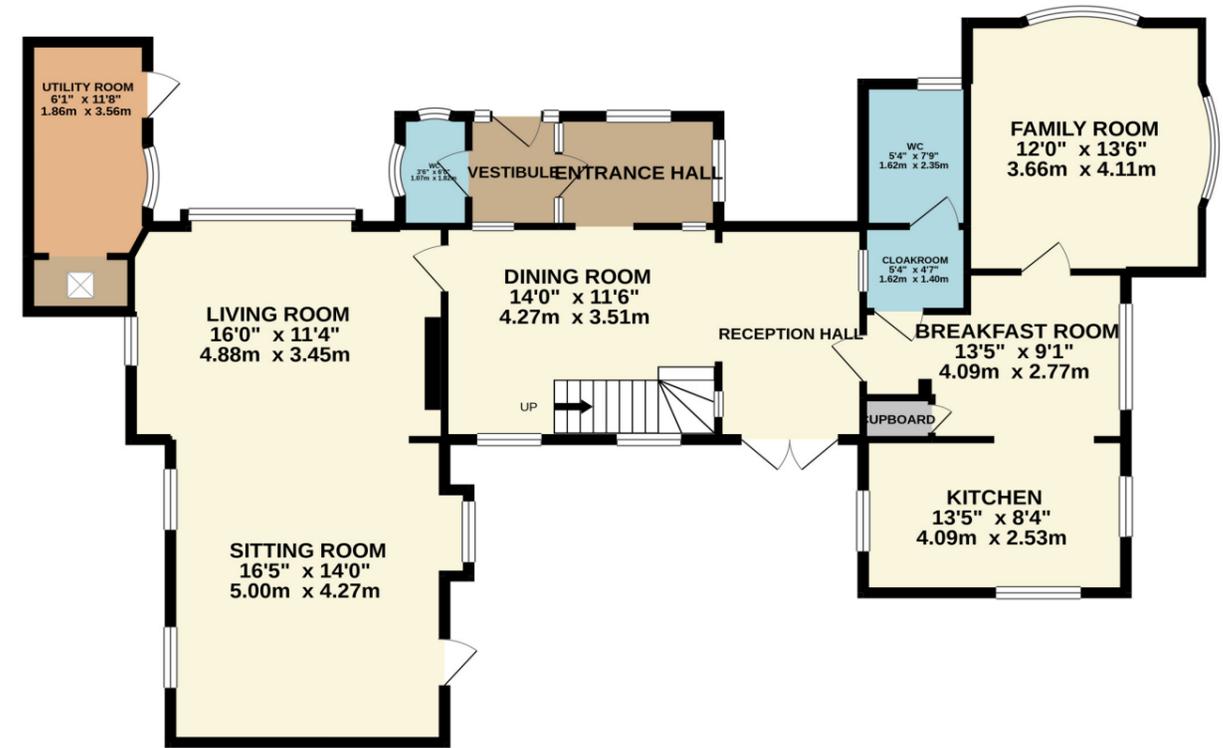
WALLED GARDENS

RIVERSIDE LOCATION

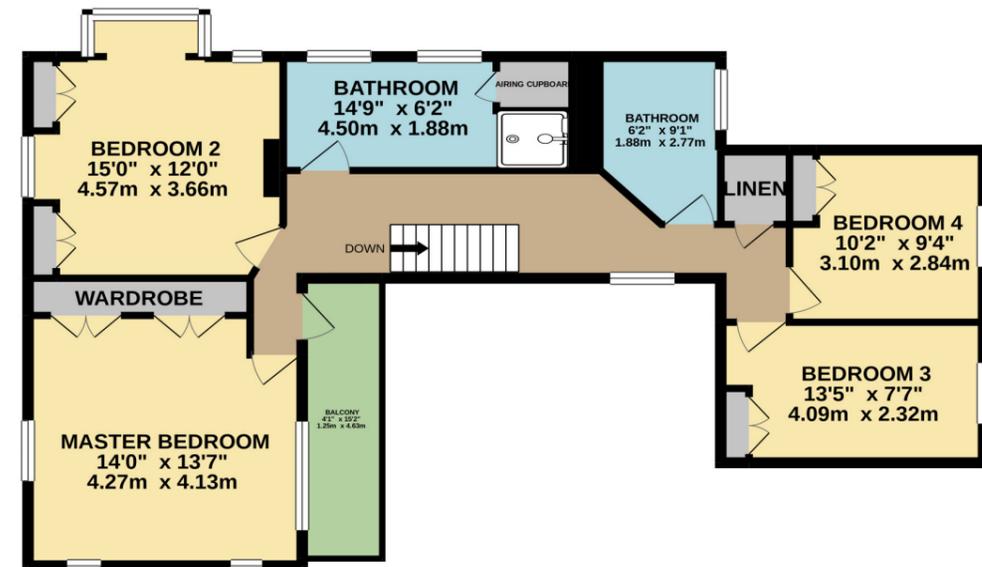
There is a magnificent living room with feature fireplace and doors to the inner courtyard. From the reception hall there is a hallway leading to a breakfast room, kitchen and family room all with riverside views. There is also a cloaks area and second ground floor cloakroom.

To the first floor there is a fabulous staircase with porthole window leading to a galleried landing with master bedroom having vaulted ceilings with open trusses and a large balcony overlooking the internal courtyard. There are three further double bedrooms with built-in wardrobes and two house bathrooms.

GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.5 sq.m.) approx.

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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DIRECTIONS - HG5 8JB

From Harrogate town centre take the A61 York Place towards the Empress Roundabout. Take the third exit onto A661 Wetherby Road. Turn left at the traffic light junction onto Hookstone Chase. Continue to the end of the road, take the first exit and then the second exit on the mini roundabout onto Forest Moor Road. Turn left onto B6163 Belmont Grove. Turn right onto Spitalcroft. On arrival, the entrance gate to the property is on the left and the garages and parking area are up a drive to the right.

COUNCIL TAX

The property has been placed in band G.

TENURE

The tenure of the property is freehold.



INSIDE

GROUND FLOOR

Entrance Vestibule	6'0" x 4'7"
Cloakroom/wc	6'6" x 3'6"
Inner Hall	8'2" x 6'0"
Sitting Room	16'5" x 14'0"
Living Room	16'0" x 11'4"
Dining Room	14'0" x 11'6"
Reception Hall	11'7" x 7'5"
Family Room	13'6" x 12'0"
Breakfast Room	13'5" x 9'1"
Kitchen	13'5" x 8'4"
Cloakroom	
Utility Room	





FIRST FLOOR

Landing

Master Bedroom
with Balcony

14'0" x 13'7"

Bedroom Two

15'0" x 12'0"

Bathroom One

14'9" x 6'2"

Bedroom Three

13'5" x 7'7"

Bedroom Four

10'2" x 9'4"

Bathroom Two

9'1" x 6'2"

Linen Cupboard



OUTSIDE

There is a fabulous walled garden with lawns and well stocked herbaceous borders.

Paved patio areas surround the property with steps leading down to a landing stage and large paved patio adjacent to the River Nidd.

A wooden summer house is well positioned along the riverside. The paved inner courtyard is both private and sheltered giving access to the drawing room and reception hall.

To the front of the property is access to the utility/boiler room. There is also a timber fuel store.

From Spitalcroft there is a large driveway leading to a fabulous garage block with power, light and two electric roller doors.

