



THE PRIESTS HOUSE
Allerton Park, Near Knaresborough

Carter Jonas

THE PRIESTS HOUSE, ALLERTON PARK, KNARESBOROUGH, HG5 0SE

Harrogate - 10 miles

York - 14 miles

Leeds - 25 miles

Cattal railway station - 2 miles

Positioned within the lovely grounds of the Allerton Park Estate the house enjoys stunning views of the surrounding parkland and lake. Situated part way down a private drive in a superb location for commuters with road links including the A1(M) and train links with Cattal station, which is on the York, Leeds and Harrogate line, all within a 5 minute drive.

The living accommodation comprises; an entrance hall, downstairs w/c, spacious drawing room with open fire, sitting room with wood burner and double doors leading out into the conservatory which has views over the garden, dining room which is currently being used as a study, breakfast kitchen with AGA, integrated dishwasher and space for an American fridge freezer.

On the first floor, the landing leads to the master bedroom with ensuite bathroom including bath, walk in shower, w/c and a double hand basin, second double bedroom, third and fourth double bedrooms and the house bathroom with shower over the bath, w/c and a double hand basin.

Outside, there is a one bedroomed annexe and a separate office. The annexe includes an open plan lounge and kitchen with an electric cooker. There are stairs leading up the bedroom with an ensuite bathroom making it suitable accommodation for a dependent relative or teenager.

The south facing walled garden includes a lawn, a gravelled terraced area, well stocked flower beds, a tool shed/outbuilding, and a further grassed area planted with fruit trees.

THIS IS A RARE OPPORTUNITY TO ACQUIRE A STUNNING FOUR BEDROOMED DETACHED FAMILY HOME DATING BACK TO 1894 WHICH OFFERS SPACIOUS ACCOMMODATION AND CHARACTERFUL FEATURES THROUGHOUT WITH A SEPARATE DETACHED ONE BEDROOMED ANNEXE AND OFFICE, BENEFITTING FROM A SUPERB LOCATION WITHIN THE ALLERTON PARK ESTATE.



ADDITIONAL INFORMATION

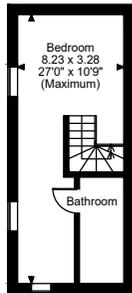
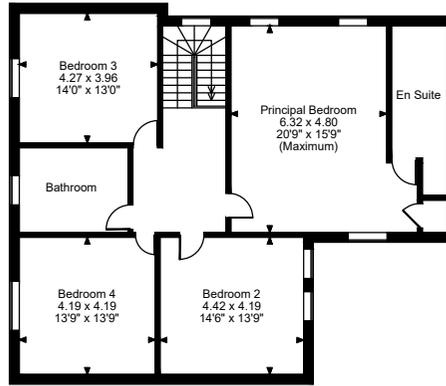
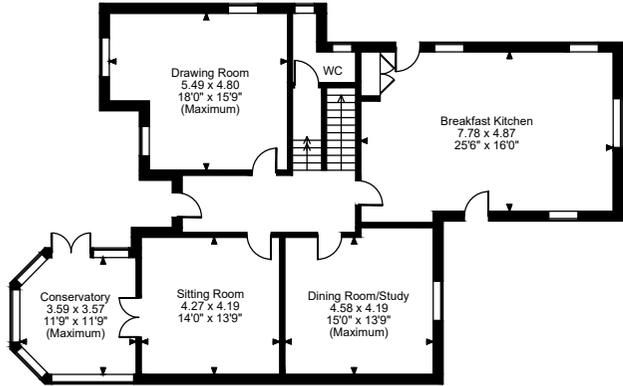
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG5 0SE: From Knaresborough continue over the A1(M) towards York and take the second left signposted Allerton Park onto Allerton Lane. Continue past the caravan site and follow the road round to the right. Continue past the church and go straight on at the crossroad, through the farmyard and some stabling where the property can be found straight in front of you. The house is 200 yards from the church.



The Priests House, Knaresborough
Approximate Gross Internal Area
Main House = 2,606 sq ft / 242 sq m
Annexe = 688 sq ft / 64 sq m
Total = 3,295 sq ft / 306 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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