



THE OLD GATE HOUSE  
Hopperton | Knaresborough

## The Old Gate House

Hopperton, Knaresborough, HG5 8NX

**GUIDE PRICE £725,000**

### **SITUATION**

Located within Yorkshire's Golden Triangle, the property is situated on the edge of the sought after village of Hopperton conveniently placed between the bustling market towns of Knaresborough and Boroughbridge which both offer an excellent selection of shops and amenities. Hopperton has excellent access to major travel routes. Within 5 minutes by road of the A1(M) links to the North and South Nearby Cattal railway station is just a few minutes away. There are good links by both road and rail to York, Harrogate and Leeds.

### **DESCRIPTION**

The Old Gate House sits proudly within the centre of its own grounds which extend to approximately 0.51 acres with stunning open countryside views.

The property is a spacious 4-bedroom home, featuring a master bedroom with an ensuite, a family bathroom, and a well-appointed kitchen/diner. The ground floor offers versatile living spaces, including a cozy living room, a separate dining room, a study, and garden room, perfect for relaxing or entertaining. Additionally, there is a convenient downstairs WC. This home offers a comfortable layout with a blend of modern amenities and charming features, ideal for family living.





A particular stand out feature is the garden room with stunning views out to the garden, and with French doors opening out on to the paved terrace. The garden rooms appeal can be enjoyed all year round as it benefits from a feature fireplace with a log burner inset.

Outside, the property has a private driveway with parking for several cars and a single garage. The large garden has been well-maintained, having an abundance of mature trees, shrubs and herbaceous plants as well as a pond and a Pergola.

The property shares a plentiful history as a former gate house to the nearby railway. It has been adapted and expanded into the stunning house that the current owners enjoy today.

#### **ADDITIONAL INFORMATION**

**TENURE** - Freehold with vacant possession on completion.

**SERVICES** - Mains water and sewage treatment plant. Oil central heating.

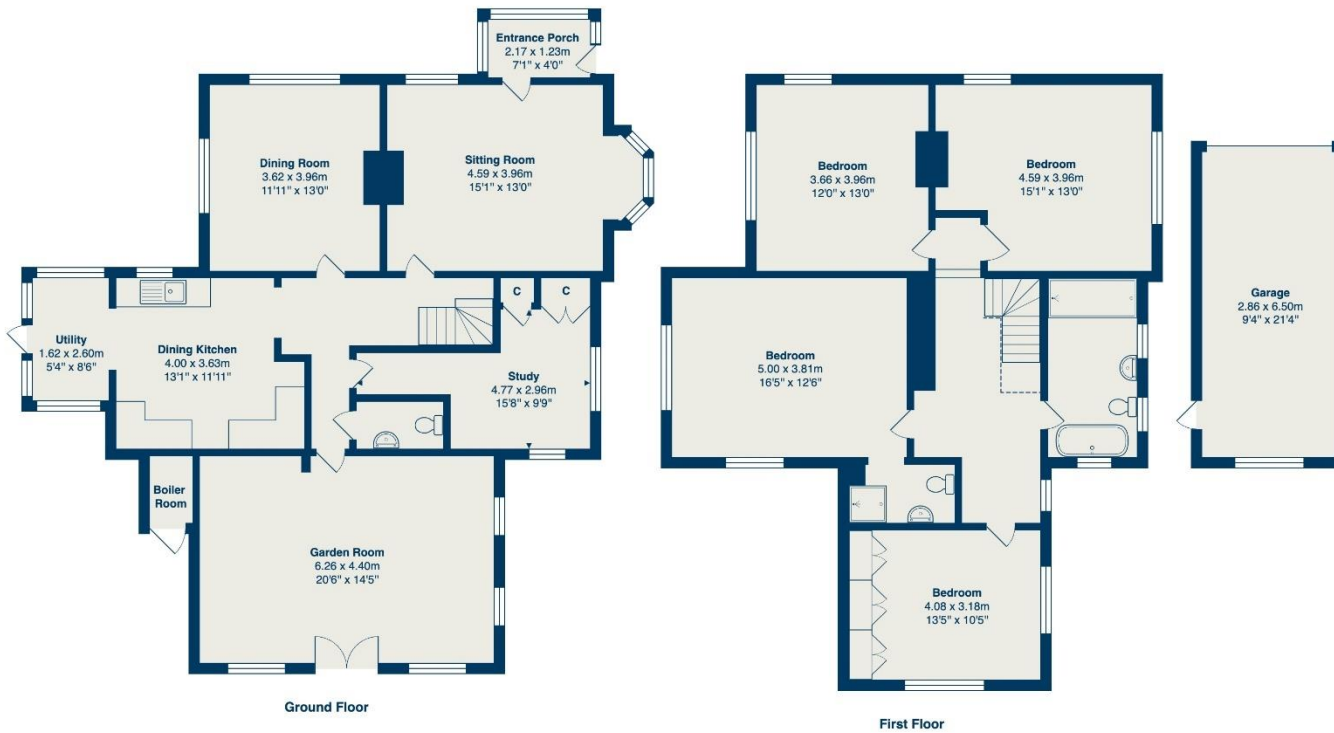
**COUNCIL TAX BAND** - Band E

**VIEWING** - Strictly through the selling agents. Lister Haigh 01423 860322

#### **DIRECTIONS**

Proceed out of Knaresborough on the A59 towards York continuing straight over the A1, and just past the turning left to Allerton, take the turning right, signposted Hopperton, continue straight ahead through the village to the end of the lane where you will find the property located on the right-hand side, clearly marked by our For Sale board.





Total Area: 218.8 m<sup>2</sup> ... 2355 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

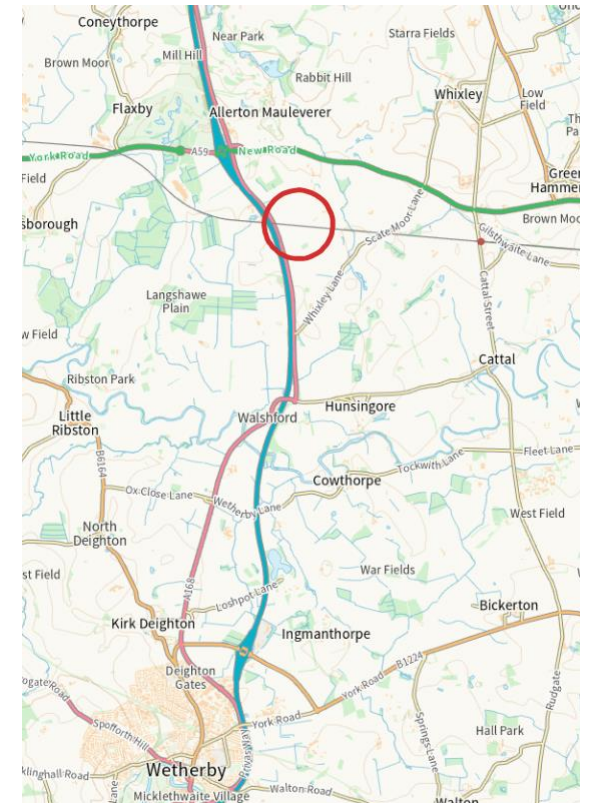


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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