

Waterside, Knaresborough, North Yorkshire

Asking Price: £2,250,000



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The Old Manor House is a significant and famous house, enviably located on the waterside in Knaresborough, commanding unrivalled views whilst providing a discreet and private setting behind its stone walls.

The house has its own 'Blue Plaque', such is the pivotal role it has played in local heritage, having been home to many notable individuals and the setting for historic events.

A truly rare property, this beautiful Grade II listed family house, steeped in history, has been cleverly extended and modernised over the years, but still offers the opportunity for the incoming buyer to put their own stamp on it.

Set amidst stunning, private, south-facing gardens, with both fishing and boating rights, substantial river frontage and a landing stage, the home comprises: entrance porch, entrance hall, cloakroom, drawing room, dining room, study/snug, breakfast kitchen, sitting room and a home office/music room.

Upstairs, there is the principal bedroom with en-suite shower room and dressing room, four further bedrooms and a house bathroom. Externally, there is also the added advantage of a large workshop/studio, providing further opportunities.

With private off-street parking, the property enjoys good access to nearby amenities and is just a short walk from Knaresborough town centre.

The Old Manor House was built as a hunting lodge for the king in about 1208 and had a tree at its centre. The remains of the 1,000-year-old tree is still in the house, encased in a cupboard to preserve it, as it died many years ago.

For the first 400 years the house was owned by the crown and was then gifted to the church, who eventually gave it to a prominent local family and since then there have been 2 owners, the current owners being only the 5th in 800 years.

Many Kings and Queens have slept here, and the history books tell us that Oliver Cromwell also lived here for a time. He is reputed to have signed the articles of capitulation at the end of the civil war, with Prince Rupert after the battle of Marston Moor near York in the treaty room (now the study).

The title of Lord of the Forest of Knaresborough has now been dissolved, but it may just be a formality to restore the title.

Legend says that there is a tunnel from under a flagstone in the dining room that leads up to the church and in the tunnel is a parchment that shows a map of where Charles 1st regalia is hidden. The regalia has never been found.

In the drawing room the surround of the fireplace was decorated with carved figureheads of the Kings to commemorate the restoration of the monarchy in 1661 and the start of the reign of Charles 2nd. The date is carved here also.

The outside area has designated parking and wheelchair access right into the house. There is 90metres of river frontage with riparian rights and a landing stage.

A partere (herb garden) sports beds of lavender, sage, rosemary, thyme, borage, and other herbs. The fruit trees in the garden include, apricot, apple, plum, fig, pear, cherry and quince, strawberry, gooseberry, blackcurrant, and raspberry bushes abound.

A 400-year-old mulberry tree planted by James I provides fruit every year and is surrounded by a swathe of lilly of the valley.

There was once a well in the garden which is now paved over by the patio.

The house has been modernised with a large kitchen tv room and a basement room that was once a large office and has an automatic pump system that clears water to the drains if the water table gets high in winter. The house has not flooded even during the highest winter storms.

On entering the garden there is a flat roof under which is a fully equipped carpentry workshop with a separate 3phase electricity system.

The roof of the workshop is designed to extend into a carpark as it has $4kn/m^2$ loading capacity.

It is said that the black and white checkerboard of the exterior does not denote a hostelry nor is it due to the Victorians but to a chess fanatic and his son in the 1920s.









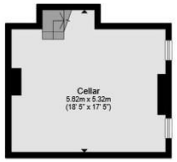












Cellar



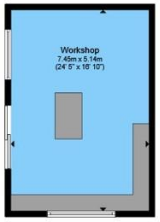
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 328.5 m² (3,536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **G**

Tenure: **Freehold**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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