



Manor House, 44 Castle Street, Spofforth, HG3 1AP

£875,000



Description

An imposing and most attractive double fronted Grade II Listed detached family home, delightfully situated in the heart of this much sought after village, adjacent to the castle ruins and grounds.

An extremely characterful family home of generous proportions, which retains a wealth of charm and original period features. The property is believed to date back to 1690 and boasts an Inglenook fireplace amongst other period fireplaces, a wide easy rise staircase, an Oak panelled walk-in-wardrobe and numerous open beams and trusses. These delightful original features are cleverly combined with practical modern additions, such as the large dining kitchen with integrated appliances and granite work surfaces and en-suite facilities to two of the bedrooms.

When the property was re-roofed in recent years a cannon ball was found lodged in the roof, which is believed to have been fired by Oliver Cromwell's army whilst sieging the castle. The canon ball remains by the fireplace in the dining room.

The accommodation, which benefits from gas central heating, comprises: Hall, sitting room, dining room, breakfast kitchen, large rear hall, study, separate utility room and cloakroom/wc.

Large landing giving access to the second floor, master bedroom with en-suite shower room, two further bedrooms and bathroom.





On the second floor an open plan occasional bedroom or sitting area leads to a fourth double bedroom with en-suite shower room and a further single bedroom. The property is approached via a side gate providing ample parking and turning space on the block paved drive and gives access to the garage. The garden to the rear is predominantly lawned with a useful stone built store attached to the rear of the house and a gardeners wc. To the front is a small forecourt garden enclosed by walling and railings.

The property is situated in the heart of the village adjacent to the castle grounds. The village supports a thriving community, with primary school, church, excellent village store, village hall and two public houses. There are numerous clubs including the cricket club, which has a popular and well supported junior section.

The location is ideal being situated between Harrogate and Wetherby as both are easily accessible. Harrogate is a much sought after Spa town renowned for The Stray and fashionable restaurants, bars and shopping. Wetherby is a popular market town with a wealth of individual shops and superb access to the A1(M) making it ideal for the commuter.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band G.

Directions

From Harrogate town centre proceed along Station Parade to the traffic lights adjoining York Place. Turn left and proceed to the Empress roundabout, take the third exit onto the Wetherby Road. Continue straight on a the two sets of traffic lights and proceed to the roundabout on the southern bypass. Take the second exit, continuing on the Wetherby Road and follow the road into the village of Spofforth. At the mini roundabout turn right onto Castle Street, pass the village hall on your left and the property will be seen directly in front of you.

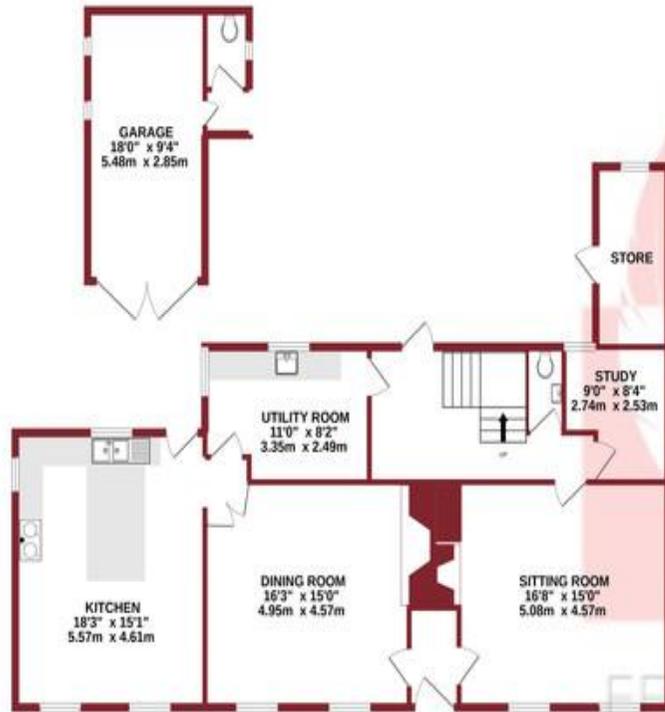




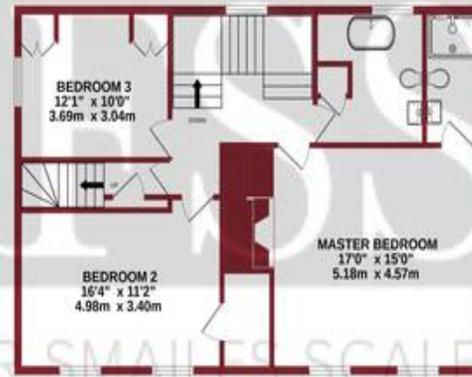




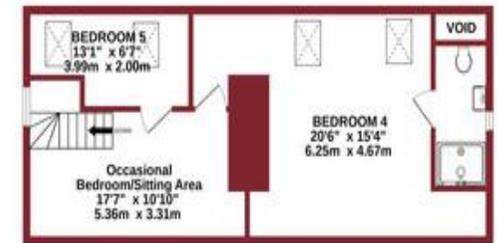
GROUND FLOOR
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



2ND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 2794 sq.ft. (259.6 sq.m.) approx.

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