



# Kirk Lea

Main Street, Staveley, North Yorkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A modern village residence with glorious views to Staveley Nature Reserve

Neighbouring the parish church, Kirk Lea is an immaculately presented single-storey home offering light and airy accommodation. Set within a well-maintained wrap-around garden with a backdrop of open countryside, it seamlessly combines classic comfort with modern enhancements.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DETACHED DOUBLE GARAGE**



**GENEROUS PLOT**



**FREEHOLD**



**VILLAGE**



**2,604 SQ. FT  
(242 SQ. M)**



**GUIDE PRICE  
£945,000**



### The Property

Kirk Lea is an appealing property featuring honey-toned stone elevations and picture windows. Beautiful wood flooring in the spacious entrance hall offers modern practicality with double doors that open into the generously proportioned reception room with a partition wall providing subtle zoning. This sociable space includes a formal dining area featuring glazed sliding doors for seamless outdoor access, along with open apertures connecting to the adjoining living room. Providing a warming ambience, this entertaining area is centred around an attractive stone fireplace and benefits from a triple aspect with floor to ceiling windows.

You will find that sleek design, and modern styling is offered in the adjacent kitchen, which is fitted with contemporary cabinetry, integrated appliances and features an island unit with breakfast bar seating. The adjoining semi open plan breakfast room offers a casual and cosy setting that is ideal for informal dining, with a further useful utility room providing further space for storage and appliances. Leading off

the breakfast room a door gives access to a private home office with a dual aspect.

Apportioned to the west-wing of the property are four generous double bedrooms, three of which have fitted wardrobes and each offering versatility for the provision of a separate sitting room or snug if desired. The principal room benefits from fitted wardrobe storage and access to a modern en suite with underfloor heating and walk-in shower. A stylishly appointed family bathroom also with underfloor heating features a contemporary tub and large shower cubicle, with an additional cloakroom facility adjacent that completes the accommodation.



## Outside

A low-level stone wall forms the front boundary to the grass verge, with pillars and a timber five-bar gate marking the access onto a driveway of pavers which provides parking for multiple vehicles and leads to the detached double garage. Manicured hedging and clipped evergreen shrubs create definition and interest at the perimeters of the plot and areas of lawn to front and rear are well-maintained. Paved pathways follow the edge of the property to both sides offering routes to the front entrance and the garden at the rear, with areas of decorative gravel creating low-maintenance design features. The paving extends to connect with a raised patio with summer house that is perfect for al fresco dining and relaxation in this outdoor sanctuary, which enjoys unoverlooked privacy and open countryside beyond the far margin.

Beyond the wooden fencing of the rear garden is an approx. 2.5 acre field which is owned by a Limited company in which the owner of Kirk Lea has an interest along with four neighbours, affording protection against any change of use or development.

## Location

The property enjoys a village position on the edge of the highly desirable Staveley, which lies between Knaresborough and Boroughbridge. Local amenities include a primary school, a parish church, a village hall, which hosts events, and a popular public house – The Royal Oak.

Nearby Boroughbridge has a good range of retail opportunities, whilst the historic market town of Knaresborough offers additional shopping, cultural and leisure amenities, and for commuters the railway station has regular services to York and Leeds. Slightly further afield, the spa town of Harrogate has a more extensive range of services, as well as theatres and galleries, plus an array of excellent leisure facilities, including the Harrogate Golf Club and The Harrogate Leisure and Wellness Centre.

Well-regarded schooling in the vicinity includes Aspin Park Academy and Meadowside Academy, and the area is well connected by road having the A1(M) within easy reach, with links to major road networks.



## Distances

- Boroughbridge 3.7 miles
- Knaresborough 4.6 miles
- Harrogate 8 miles
- Leeds Bradford Airport 19 miles
- York 19.5 miles
- Leeds 22.5 miles

## Nearby Stations

- Knaresborough
- Starbeck
- Harrogate

## Key Locations

- Staveley Nature Reserve
- Ripley Castle
- Allerton Castle
- Fountains Abbey
- Ripon Sailing Club
- Betty's Cafe Tea Room

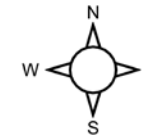
## Nearby Primary Schools

- Staveley Community Primary School
- Roecliffe CofE Primary School
- Meadowside Academy
- Aspin Park Academy

## Nearby Secondary Schools

- Harrogate Ladies' College
- The Forest School
- Brackenfield
- Ashville College
- Queen Ethelburga's
- Belmont Grosvenor
- Cundall Manor
- Queen Mary's
- The Grammar School at Leeds
- King James School
- Boroughbridge High School





**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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### Floorplans

House internal area 2,274 sq ft (211 sq m)  
Garage internal area 330 sq ft (31 sq m)  
Total internal area 2,604 sq ft (242 sq m)  
For identification purposes only.

### Directions

HG5 9LD

///what3words: ///tango.slurred.childcare - brings you to the driveway

### General

**Local Authority:** North Yorkshire Council

**Services:** Mains electricity, gas, water & drainage

**Council Tax:** Band G

**EPC Rating:** C

**Tenure:** Freehold

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

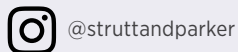
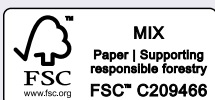
## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

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