



£795,000 Guide Price

Greenholme, Forest Moor Road

Detached House | 4 Bedrooms | 2 Bathrooms

01423 276100

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Step Inside

Key Features

- Chain Free
- High Ceilings
- Period Features
- Pet and smoke free property
- Rear garden perfect for entertaining
- Sought-After Location
- South Facing

Property Description

** VIRTUAL 360 PROPERTY TOUR **

A substantial four-bedroom detached residence occupying an elevated plot with commanding views towards Knaresborough, representing a rare opportunity to unlock significant capital growth through expansion already permitted.

Main Particulars

** VIRTUAL 360 PROPERTY TOUR **

A Prime Value-Add Opportunity with Approved Planning in a Landmark Setting.

A compelling acquisition for investors, developers or strategic owner-occupiers seeking a high-calibre repositioning opportunity. This substantial four-bedroom detached residence occupies an elevated plot with commanding views towards Knaresborough and represents a rare chance to unlock significant capital growth.

Offered to the market for the first time in over 40 years, the property combines strong underlying fundamentals-location, scale, plot size and outlook-with clear and immediate scope for value enhancement.

Critically, full planning permission (Ref: 25/01638/FUL) has been granted for a substantial two-storey rear extension and a detached double garage to the frontage. This consent materially de-risks the expansion strategy and provides a defined pathway to increasing both square footage and end value. Documentation is available for review. (Plans can be viewed within the property floor plans)

Internally, the existing accommodation offers generous proportions and a versatile footprint, ideally suited to reconfiguration and contemporary upgrade. The ground floor currently comprises an impressive reception hall, bay-fronted sitting room, formal dining room, family kitchen with utility, ground floor shower room, and a flexible dining/snug area-providing strong structural foundations for open-plan modernisation or luxury specification enhancement.

To the first floor, four bedrooms are arranged around a traditional landing, including a principal suite with a private balcony and uninterrupted rural views-an asset with clear premium positioning potential. A family bathroom completes the layout.

Externally, the property sits within expansive private grounds featuring mature planting, orchard trees, and a secluded terrace. The plot size supports both the approved extension and further landscaping strategies designed to elevate lifestyle appeal and end-market desirability. A private driveway, ample parking and existing garage infrastructure further strengthen the proposition.

The location underpins the investment case. Positioned on the fringe of Knaresborough yet within walking distance of the historic town centre, riverside walks and local amenities, the property benefits from sustained demand drivers. Connectivity to Harrogate, Leeds and the A1(M) ensures broad buyer appeal across commuter and lifestyle markets.

In summary, this is not merely a character residence-it is a scalable asset with planning certainty, structural integrity, and clear headroom for significant value creation

through refurbishment, extension and strategic repositioning.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL

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