



£640,000

Blackthorn Avenue, Knaresborough

Detached House | 5 Bedrooms | 3 Bathrooms

01423 276100

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Step Inside

Key Features

- Detached Family Home
- Pet and smoke free property
- Rear garden perfect for entertaining
- Sought-After Location
- Spacious dining kitchen
- Detached Double Garage

Property Description

****Unexpectedly back on the market****

A substantial five-bedroom detached residence with double garage and drive, accessed from a private road.

Main Particulars

****Unexpectedly back on the market****

This substantial five-bedroom detached residence delivers a high-calibre executive lifestyle, combining scale, design integrity, and location.

Positioned on the edge of the historic market town of Knaresborough, the property offers immediate access to open countryside while remaining within walking distance of comprehensive amenities-an optimal balance of privacy, convenience, and connectivity.

Designed for modern living, the home provides expansive, intelligently configured accommodation finished to a consistently high standard throughout.

The ground floor is structured to support both formal entertaining and day-to-day operational living, featuring three reception rooms alongside a statement open-plan dining kitchen, utility room, and cloakroom.

Upstairs, a galleried landing with feature chandelier creates a strong sense of arrival and leads to five well-proportioned bedrooms, including two en-suite suites and a principal house bathroom.

The property occupies a prime position within this sought-after modern development, benefitting from an open aspect and a sense of space rarely achieved.

Accommodation

Ground Floor

Reception Hall

A commanding entrance hall sets the tone, with staircase rising to the galleried landing. Integrated storage enhances functionality without compromising presentation.

Sitting Room

A generously scaled principal reception space, designed for both relaxation and entertaining, with glazed doors and windows opening directly onto the rear garden.

Dining Room

A formal dining environment positioned to the front of the property, ideal for hosted occasions or executive entertaining, currently purposed as a playroom.

Study / Snug

A flexible third reception room, well-suited as a private home office, executive workspace, or informal living area.

Dining Kitchen

The operational hub of the home. This high-specification open-plan kitchen and dining space is both visually striking and highly functional, with contemporary wall and base units, premium worktops, breakfast bar, gas hob, integrated double oven, and a full suite of integrated appliances. Extensive glazing and garden access reinforce the indoor-outdoor flow.

Utility Room

Purpose-built for efficiency, with fitted units, work surfaces, sink, and plumbing for laundry appliances. External access via a side door.

Cloakroom

Modern WC and washbasin.

First Floor

Bedrooms

Five well-appointed bedrooms provide flexibility for family living, guests, or additional workspace. The principal suite includes a dedicated dressing room with fitted wardrobes and a high-end en-suite bathroom. A further guest bedroom benefits from its own en-suite shower room.

En-Suite Bathroom

Contemporary white suite comprising WC, twin washbasins, bath, and a large walk-in shower. Heated towel rail.

En-Suite Shower Room

Modern white suite with WC, washbasin, and shower. Heated towel rail.

House Bathroom

White suite with WC, washbasin, separate bath, and shower. Heated towel rail.

Outside

A private driveway provides extensive off-street parking and access to the double garage with electric fob accessed door.

The property is framed by lawned areas, established borders, and a generous paved terrace to the rear-ideal for outdoor entertaining and executive-level leisure.

Summary

This is a residence that delivers on scale, specification, and location-engineered for modern executive life, long-term value, and uncompromised living standards.

Council Tax Band: F

Tenure: Freehold

Parking options: Driveway, Garage, Off Street, On Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

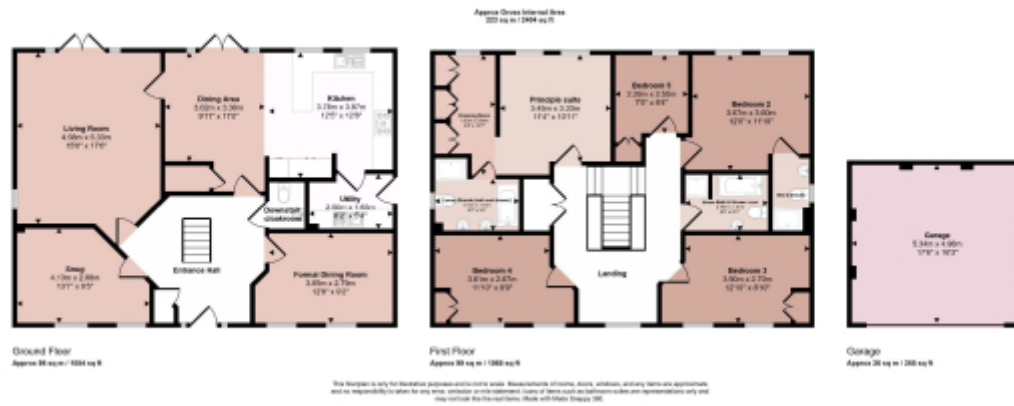
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

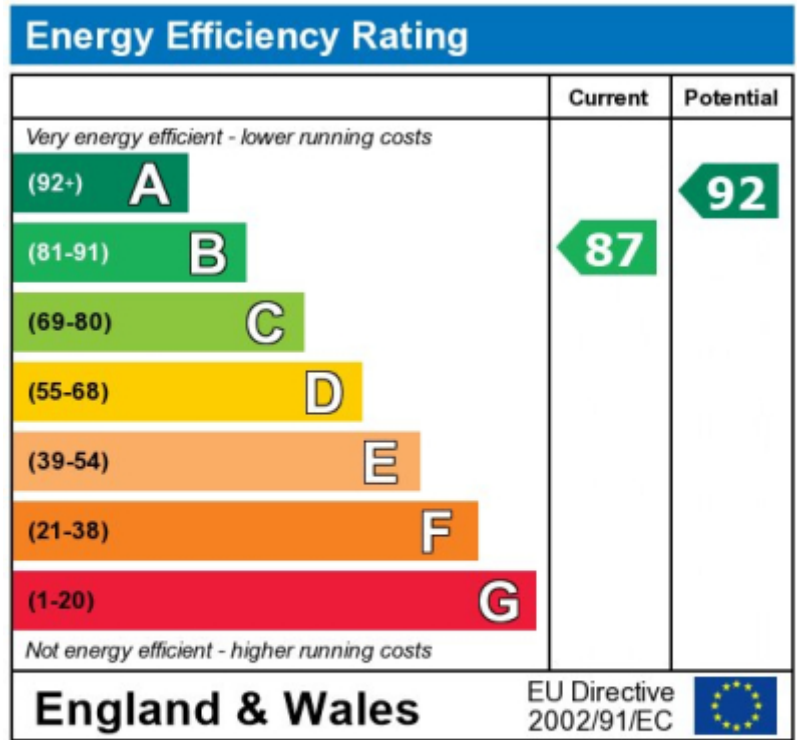
Sewerage: Mains





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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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