



HUNTERS[®]
HERE TO GET *you* THERE

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Boroughbridge Road, Upper Poppleton, York

£1,250,000

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Introducing The Knoll — an exceptional and unique early 20th-century residence, brought to the market for the first time in over two decades. Commissioned for a senior Rowntree figure, this distinguished Edwardian detached family home blends architectural heritage with nearly an acre of mature gardens, offering a rare opportunity for those seeking space, character and excellent access to York.

Ideally positioned for the city centre, York Station and major road links, the property also sits close to everyday amenities, with bus routes and the Park & Ride nearby.

The house retains an impressive array of original features, including servants' bells, ornate plasterwork, an exceptional mahogany staircase, curved and square bays with leaded sash windows, porthole windows, window seats, exposed beams and original timber floors.

A covered veranda opens into a striking double-height reception hall with a galleried landing and stunning 1906 mosaic floor. The formal dining room features checkerboard parquet flooring, an inglenook fireplace and a south-facing bay. The spacious kitchen and breakfast room enjoys garden views and includes a gas Aga, island, granite worktops and custom seating, with a utility, boot room and study alongside.

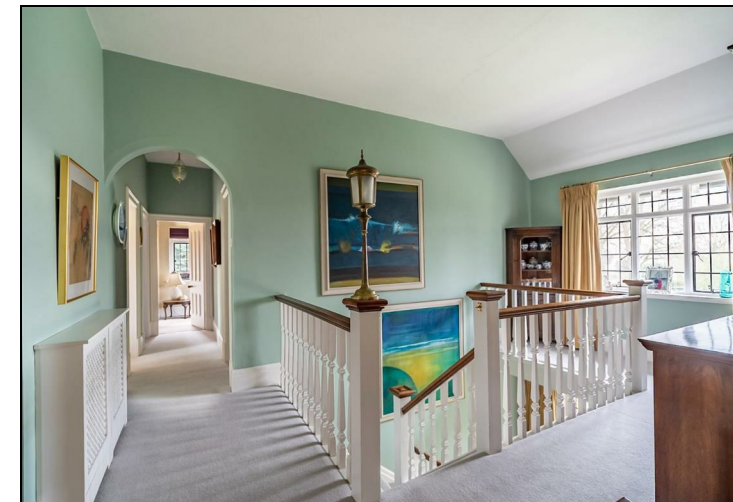
The sitting room offers a working log burner and south-facing bay, while the drawing room opens to a study with mahogany bookcases, an east-facing bay and French doors to the garden. A home office completes the ground floor.

Upstairs are five generous bedrooms, some with fitted wardrobes and period fireplaces, along with a recently fitted four-piece bathroom and Jack & Jill shower room. A substantial boarded loft provides excellent storage and future potential (STP).

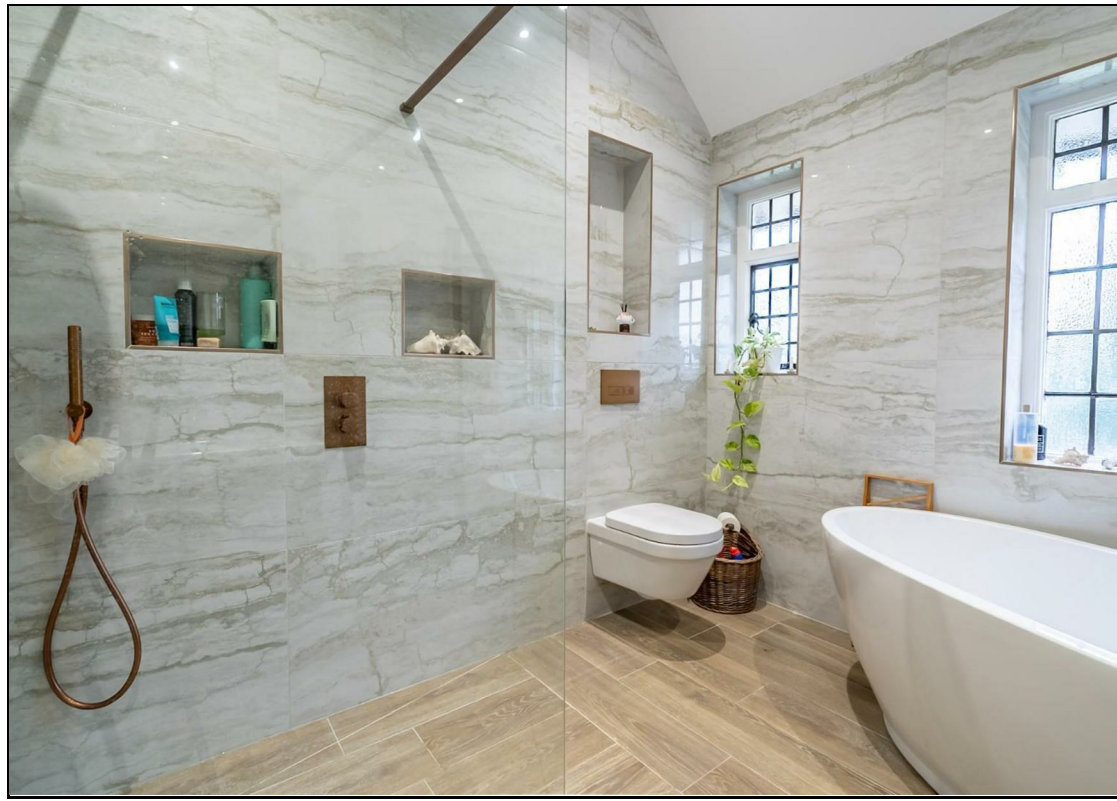
Outside, elegant wrought-iron gates open to a tree-lined driveway leading to the double garage, outbuildings and an all-season summer house. The gardens wrap around the property, with lawns, mature planting, a pergola walkway, a formal pond area and a walled garden.

KEY FEATURES

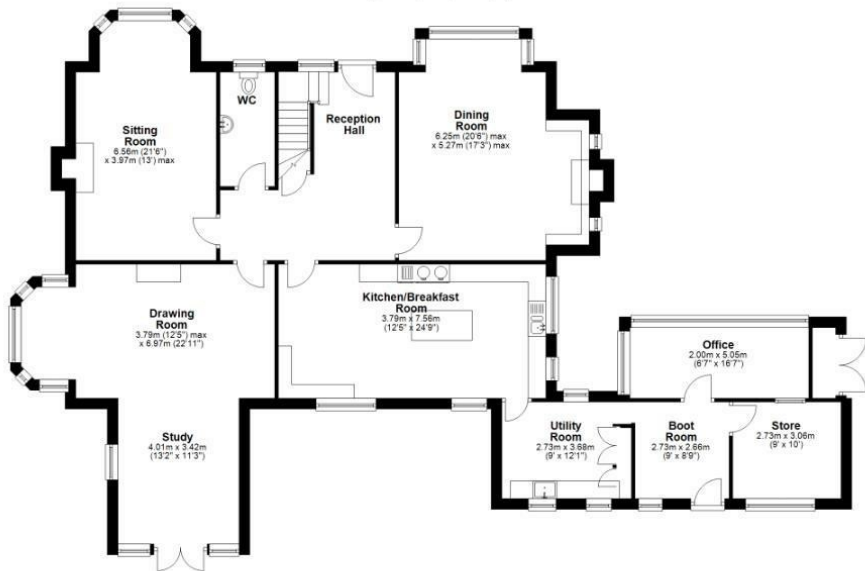
- Magnificent Detached Edwardian Residence
- Set in Nearly One Acre of Mature Grounds
- Full of Charm, With Many Original Period Features
 - Spacious Family Accommodation
 - Private Driveway and Rare Privacy
 - Prime Position Inside York's Ring Road
 - Grand Double-Height Galleried Hall
 - Council Tax Band G



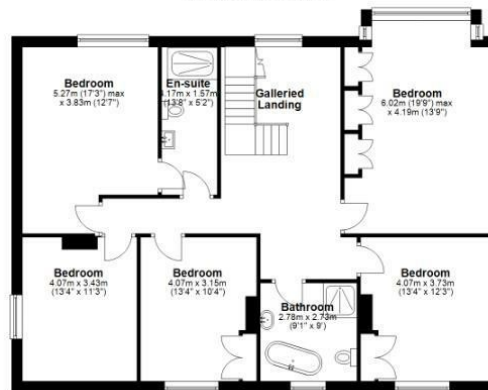




Ground Floor
Approx. 189 sq. metres (2035.1 sq. feet)



First Floor
Approx. 120.8 sq. metres (1304.5 sq. feet)



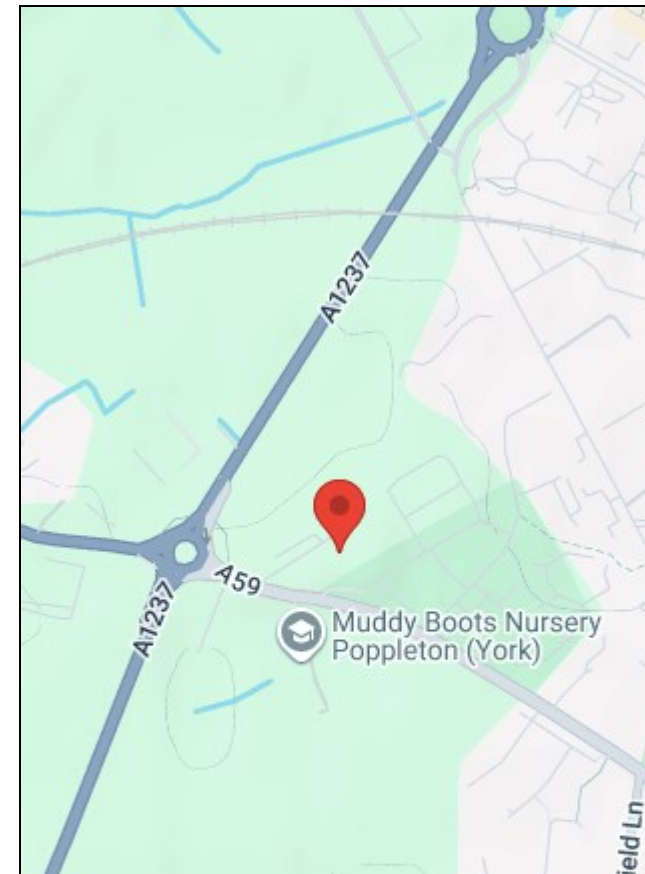
Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



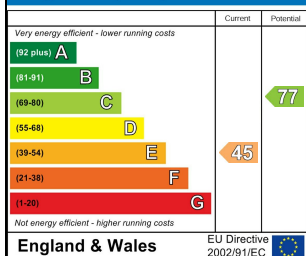
Total area: approx. 314.9 sq. metres (3389.6 sq. feet)

Not to scale for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified. Prepared by Andrew N. Wilson Photography.

Plan produced using PlanItip.



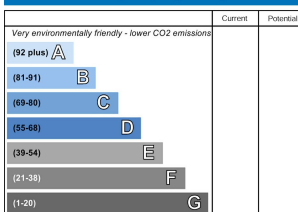
Energy Efficiency Rating



EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

England & Wales

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