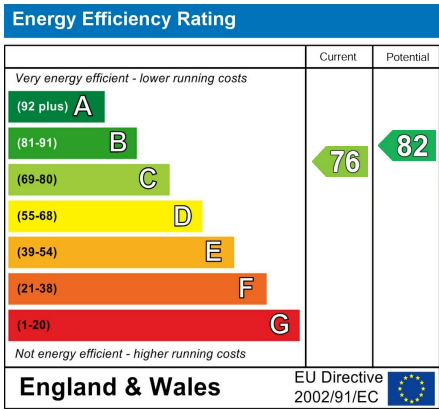


Floor Plan



Energy Performance Certificate



Directions

From the North roundabout at Ripley on the A61, take the second exit towards Pateley Bridge (B6165). After approximately 1500 yards proceed over the bridge and take your first right hand turn, the driveway for Cavendish House will be immediately on your left hand side marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £1,050,000

Cavendish House Bedlam, Harrogate, HG3 3ED 5 Bedroom House - Detached

A modern detached stone built property offering spacious contemporary family accommodation that offers superb high-quality fixtures and fittings throughout whilst enjoying far reaching Nidderdale countryside views. No chain involved.



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
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Description

The well-planned and beautifully light accommodation briefly comprises; Entrance porch leading to an impressive central reception hall with ceramic tiles, a double height ceiling with a glazed galleried landing, W/C, and separate utility/cloaks room. There is an impressive triple-aspect sitting room with a feature fireplace and French doors that lead out to the landscaped garden.

Across the hallway is a beautifully designed modern living kitchen with sleek hand-less cabinetry, integrated appliances, Quooker Tap, a substantial island unit/ breakfast bar, and a separate dining area. Completing this impressive bright space is a spacious family room with a feature fireplace and French doors leading straight out to the private patio – ideal for entertaining and outdoor eating.

On first floor, there is a well-appointed guest bedroom suite with a bedroom and ensuite luxury shower room.

There is a further guest bedroom with a luxury en suite. There are two further double bedrooms and house bathroom with both bath and shower. To the rear of the property is a superb Master bedroom suite with a walk-in wardrobe, far-reaching countryside views, and en-suite shower room.

Outside and once inside the five-bar gate, there is a graveled driveway offering parking for numerous vehicles and access to the double garage. Cavendish House enjoys a high degree of privacy and is centralised within its beautiful country plot and manicured lawns lie to both sides and rear of the property. The generous paved terrace leads directly off the open-plan living kitchen and is a perfect place for entertaining. Located adjacent to open countryside, this property offers a fantastic lifestyle for any new buyer wanting true Yorkshire living with the town just a stone's throw away.

22/01930/FUL - Planning permission granted for a 700sqft loft conversion which will feature a master bedroom suite and study

Cavendish House is located within the hamlet of Bedlam, 2.2miles (5-minute drive) from the ever-popular village of Ripley. An array of daily amenities are located within the village including a historic church with a primary school and a variety of small shops, a distillery, and the famous 'Ripley ice cream. The property benefits from easy access to Harrogate and Ripon via the A61 and the railway station in Harrogate connect with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

