

Floor Plan



Energy Performance Certificate



Directions

Proceed from Ripley along the B6265 towards Pateley Bridge and take the first right onto Fountains Road to Bishop Thornton. With the cricket club on your left turn left and proceed into Bishop Thornton. Take the left-hand corner where the property is easily found on the left-hand side.

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.



£1,600,000

Thornton Grove House, Bishop Thornton, Harrogate, HG3 3JW 6 Bedroom House - Detached

A handsome six-bedroomed detached family home with a self-contained annexe that stands in a generous plot with far-reaching Nidderdale views. No onward chain.



HOPKINSONS

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

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

Thornton Grove House is a spacious family home that offers the added advantage of a self-contained one-bedroom annexe that could provide useful rental income, potential Airbnb or dependent relative accommodation.

The main house whilst requiring some updating and modernization offers lots of space for a growing family. Its largest room is a delightful family room which currently offers space for table tennis, snooker, darts, and a TV area with an open fire. The property additionally offers a ground floor level reception hall, guest cloakroom/WC, lounge, dining room, study, breakfast kitchen, and utility room. There is a doorway that leads into a one-bedroom self-contained annex with an ensuite bathroom and living kitchen area.

On the first floor, there is a generous landing approach from a wide return staircase. There is a deep airing cupboard with a pressurized hot water cylinder. Two bedrooms connect to a Jack and Jill bathroom. There is a further guest bedroom with an ensuite shower room. There are two further double bedrooms and a house bathroom and separate shower room.

On the second floor and into the attic there is an attic storeroom that leads through to a room that was previously used as a bedroom. This area could easily be converted into a teenager's suite with a lounge/study and bedroom.

Outside at the rear of the property, there is a secure sliding electric gate that leads into a spacious gravel driveway with ample parking. There is also a useful carport. Around the property, some walkways lead to the front which opens up onto a front paved terrace from where beyond there are well-kept generous family gardens that are laid to lawn. There are flowerbed borders specimen trees plants and shrubs that provide a beautiful family garden with views over Nidderdale countryside and beyond to Harrogate.

