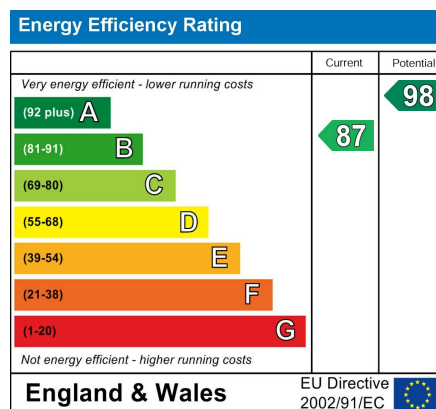


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Ripley on Fountains Road toward Bishop Thornton and turn right toward Markington and first left into Drovers Fold. Proceed to the bottom where the property is 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.



£1,250,000

Cattle Barn Drovers Fold, Bishop Thornton, Harrogate, HG3 3DJ

5 Bedroom House - Link
Detached

A stunning spacious family home that has been updated and extended to create the ultimate living spaces set in a select small development some five minutes drive from Ripley.



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

A stunning spacious family home that has been updated and extended to create the ultimate living spaces set in a select small development some five minutes drive from Ripley.

The property stands in a prime plot and reveals central heated and double glazed accommodation which warrants an early internal inspection. With interior designed rooms this stunning home reveals a stylish and comfortable flow over three floors.

Approached from electric gates with ample block paved hardstanding for a number of cars.

With a most useful covered entrance the property briefly comprises : impressive reception hall, guest cloakroom, open plan lounge with both study area and occasional dining area. The current owners have extended the property to create a formal dining room with patio doors leading to the rear garden and back into a stunning living family kitchen which offers a large island with matching storage cupboards and integrated appliances that include a wine cooler, five ring induction hob with extractor over, integrated dishwasher and tall fridge, microwave Combi oven, oven with grill, warming drawer and a superb space for family living.

There is a spacious utility room with fitted storage cupboards, American style fridge freezer and concealed area for the washer/dryer.

One of the main features of the property is the amazing family room which has a corner contemporary log burning stove and double opening doors that provide access into the enclosed secure private gardens where there is a fantastic patio area ideal for entertaining and relaxing as well as a lawn garden to 2 sides that is enclosed and stock proof.

A return staircase provides access to a spacious landing.

There is a useful airing cupboard with ample storage areas either side.

There is a master bedroom suite with ensuite fitted walk-in dressing room and a stylish contemporary ensuite luxury shower room.

There are two further double bedrooms on the first floor with a spacious house bathroom and incorporates a large walk-in shower. Furthermore there is a useful study with fibre access for those wishing to work from home. This area is currently utilised as a playroom.

On the second floor there is a perfect teenager suite with spacious double bedroom with a Velux with an amazing long reaching view. There is a luxury house shower room and a further bedroom that has been utilised as a cinema room and study.

Outside there are low maintenance gardens which are both enclosed and have extensive sitting areas and a generous lawn to 2 sides.

