



Sunny Lea, Ripon Road, Boroughbridge YO51 9DP

Stephensons

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EST. 1871



# Stephensons

Guide Price £500,000

An exciting equestrian opportunity in 5.54 acres comprising of a 2 bedroom detached period property in .24 of an acre with planning permission in place to extend and enjoying glorious far reaching rural views to the rear. The property also offers extensive off road parking, detached double garage and the impressive equestrian facilities include a John Goodrick stable block with 8 stables and a tack room complemented by an oversized all-weather riding arena and around 4.74 acres of grazing paddocks.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324



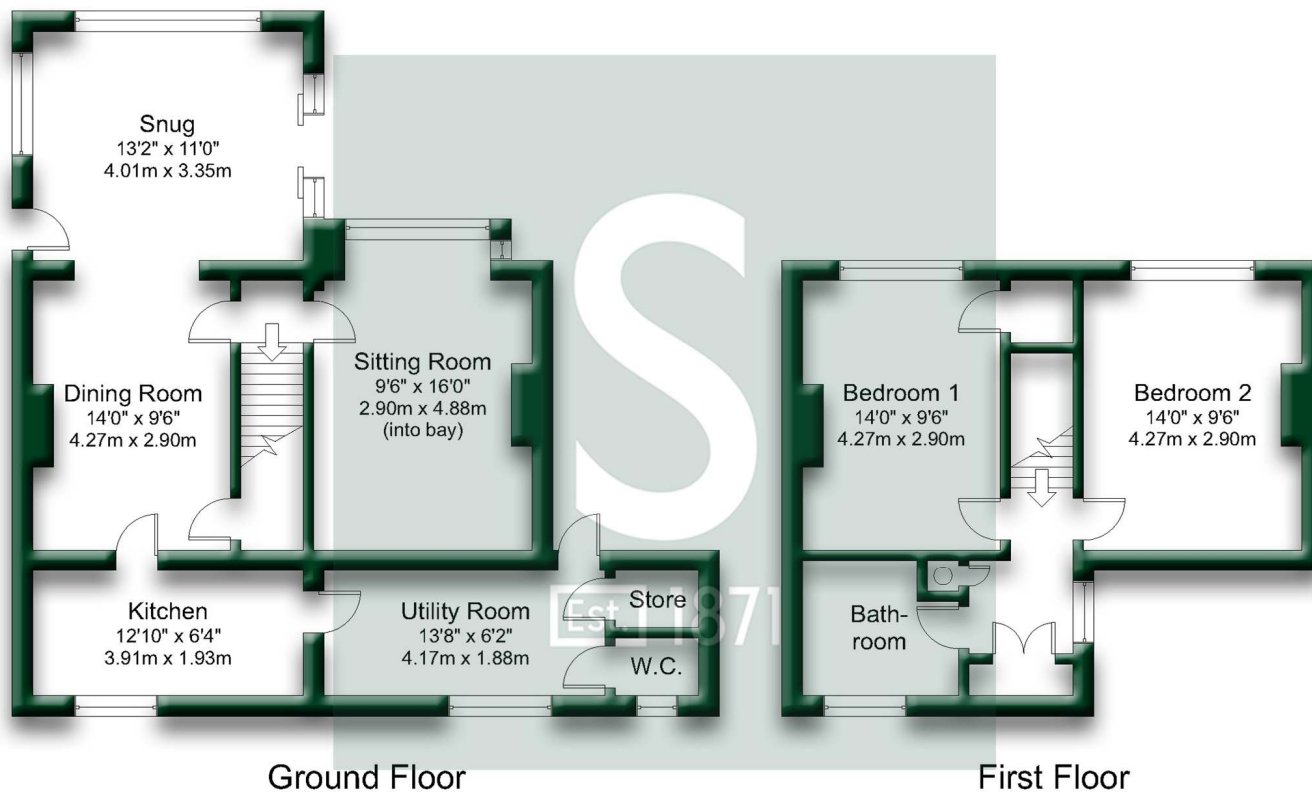
Believed to have originally been built in the late 1940's, Sunny Lea is being sold with the benefit of planning permission in place for a 2 storey extension to create 2 further bedrooms, an en-suite shower room and another reception room. The property currently features 2 formal reception rooms with period fireplaces and open fires, snug with fabulous rural views, galley style kitchen with integrated appliances, utility room and cloakroom/wc, 2 double bedrooms (both with glorious far reaching rural views) and a bathroom complemented by double glazing and night storage heating.



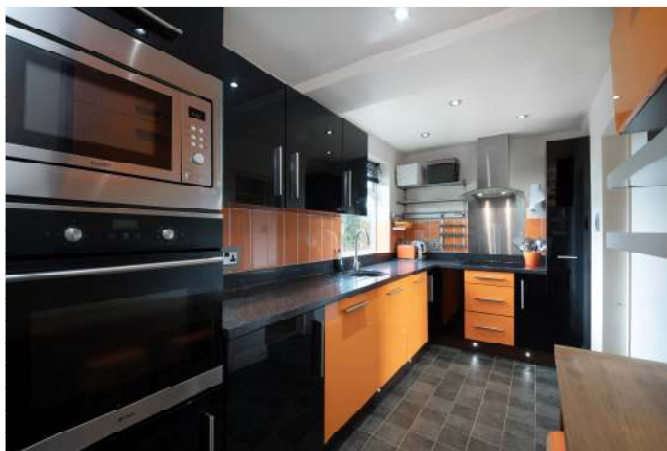
Externally the property stands within a plot of around .24 of an acre with lawned gardens to front, side and rear and a sweeping driveway provides extensive parking and access into a detached double garage.

The impressive equestrian facilities include an oversized 40m x 25m all-weather riding arena and over 1,000 sq ft of John Goodrick stabling that features 8 stables with automatic water drinkers and a tack room. The 4.74 acres of grazing land are currently sub-divided into 4 paddocks that include automatic water tanks in all 4, mobile stable, field shelter and additional gated access off High Moor Road.





Gross internal floor area (approx.): 102.6 sq m (1,105 sq ft) Not to Scale. Copyright © Apex Plans.





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### Services

We have been informed by the Vendor that mains water and electricity are connected to the property (gas is not available) and drainage is by way of private septic tank.

### Planning

Full planning permission was granted in 2013 for a 2 storey extension with the foundations put in place and validated by building control in 2016. Further details and plans are available online at Harrogate Borough Council's Planning Portal - Ref 13/01777/FUL

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