



DOWNING HOUSE FARM, STUDLEY ROGER HG4



A charming and characterful cottage in the premium village of Studley Roger.

3 Downing House Farm is a charming and unique country home occupying a quiet and tucked away position in the premium village of Studley Roger.

This stunning cottage has been the subject of a full programme of renovations and offers excellent and well planned out accommodation over three floors whilst still retaining its charm and character throughout.

This stylish country home briefly comprises; a welcoming entrance hall, stunning dining kitchen with bespoke hand painted cabinets, Carrara marble work surfaces and underfloor heating. A special sitting room with Lapidica herringbone flooring and feature fireplace with log burning stove.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
D







Property Description.

Completing the downstairs layout is a separate utility with w/c and hand basin.

To the first floor are two double bedrooms, one benefits from a full wall of bespoke built in wardrobes, single bedroom and stunning house shower room with Lapidaria marble tiles and antique glass splashback.

To the second floor is a further double bedroom, featuring a roll top bath.

Outside and to the side of the property is a private and enclosed garden mainly laid to lawn with potted plants and patio seating. Garden office with power, heating, lighting and wifi - a perfect space to work from home.

The property also owns a substantial portion of the delightful communal front courtyard garden.



Services

Mains water, electricity and drainage are installed. Rointe heating system.


Directions (HG4 3AY)

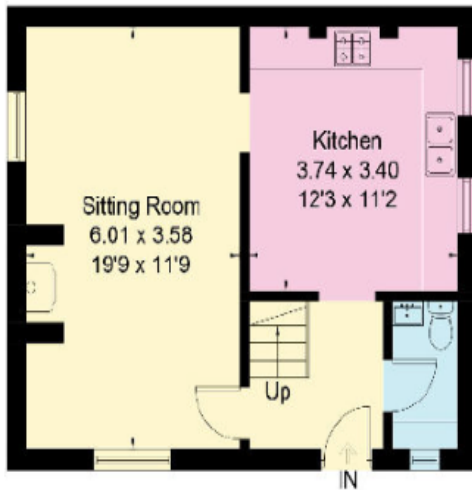
Take the B6265 westward out of Ripon and after around 1.5 miles turn left onto Studley Lane, signposted to Studley Roger. Proceed down the hill, through the village taking a right turning just after the village hall and playground where the entrance to the property can be found on the left hand side.



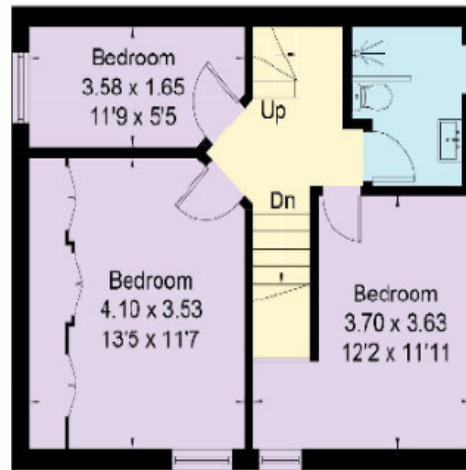
Approximate Gross Internal Floor Area
125,4 sq m/1350 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

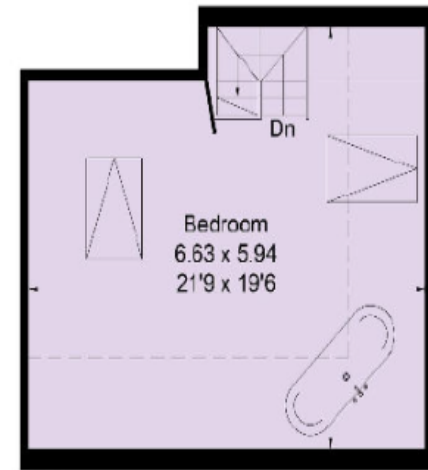
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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