



VERITY  
FREARSON

CLARENCE HOUSE, SHAROW, RIPON, HG4 5BN

GUIDE PRICE £1,000,000



# CLARENCE, HOUSE,

*Sharow, Ripon, HG4 5BN*

**This impressive detached home arranged over three floors is perfectly proportioned for modern life. Enter through a generous reception hallway that leads you to the David Charles luxury kitchen diner which opens up into the beautiful garden through bi-fold patio doors.**

The ground floor also hosts the spacious lounge, playroom/study which has been expertly finished with bespoke fitted furniture. There is also a downstairs WC. The upper floors boast the breathtaking master suite which features an ensuite and dressing room there are also four further double bedrooms and three bathrooms. Built in 2022 by award-winning local builder Briahaze Village Homes, Clarence House has been finished to an impeccably high specification including Italian tiled flooring throughout the ground floor with underfloor heating. The bathrooms are finished with high quality Duravit bathroom fittings and underfloor heating. The property is also fitted with CCTV. Electric gates leading to the sweeping drive offering ample off-road parking as well as access to the integral garage. To the rear of the property, there is a beautifully landscaped garden with lawn, patio and feature stone wall with integrated lighting, a path leads to a rear raised patio currently used as a trampoline area.



Living Room · Study / Playroom · Cloakroom · Living Kitchen · Utility Room

5 Bedrooms · 3 En-Suites · Bathroom

Electric Gates · Ample Off-Road Parking · Garage · Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

With Italian tiled flooring which runs through the entire ground floor with underfloor heating. Oak and glass staircase leads to the first floor with feature lighting. Under stairs cupboard and airing cupboard. Access to the integral garage

### LIVING ROOM

A large reception room with feature exposed brick wall.

### STUDY / PLAYROOM

A useful additional room with fitted cabinets and shelving.

### CLOAKROOM

With WC, and washbasin set within a vanity unit. Italian tiled walls and floor.

### LIVING KITCHEN

A stunning open-plan kitchen and living area with feature exposed brick wall and glazed bi-folding doors leading to the garden. The kitchen comprises a high-quality David Charles luxury kitchen with a range of stylish fitted units, large island and quartz worktops, integrated full height fridge and freezer, dishwasher,

single oven, combination microwave, flex induction hob and instant boiling water tap.

### UTILITY ROOM

A large utility room with fitted storage, quartz worktop and sink and space and plumbing for washing machine and tumble dryer. A glazed door leads to the garden.

### FIRST FLOOR BEDROOM 1

A large double bedroom with dressing room with fitted wardrobes and dressing table.

### EN-SUITE 1

A modern white suite comprising WC, washbasin set within vanity unit and large walk in shower. Tiled walls and floor with underfloor heating.

### BEDROOM 2

A double bedroom with fitted wardrobes and desk.

### BEDROOM 3

A double bedroom with fitted wardrobes and desk.

### BATHROOM

A modern white suite with WC, basin set within a vanity unit, large shower, and freestanding bath. Tiled walls and floor with underfloor heating. Heated towel rail.

### SECOND FLOOR LANDING

A large landing with potential to use as sitting area or study. Fitted cupboard.

### BEDROOM 4

A double bedroom with fitted wardrobes, large storage cupboard and skylight windows.

### EN-SUITE 2

A white modern suite with WC, washbasin set within a vanity unit, and shower. Tiled walls and floor with underfloor heating. Heated towel rail.

### BEDROOM 5

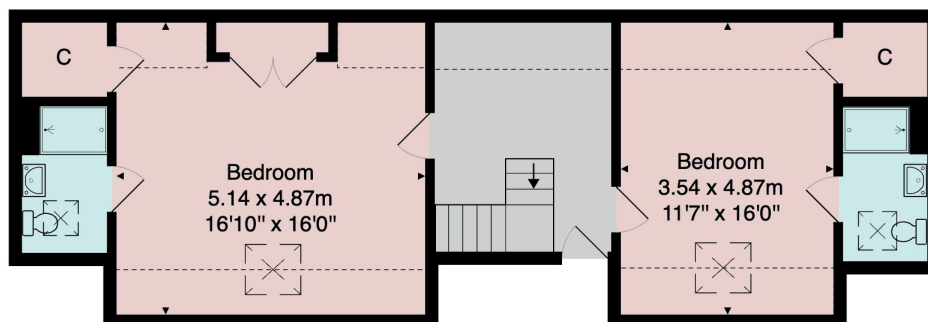
A further double bedroom with large fitted cupboard and skylight windows.

### EN-SUITE 3

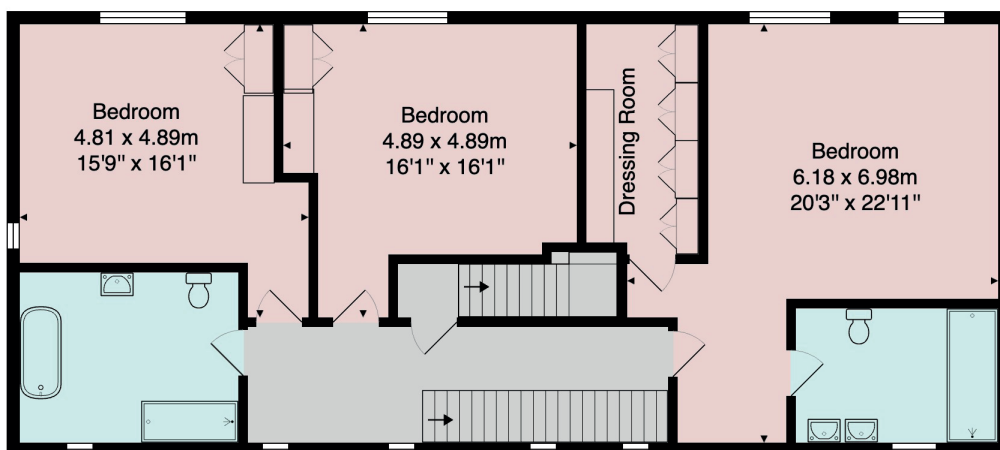
A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail. Tiled walls and floor with underfloor heating.



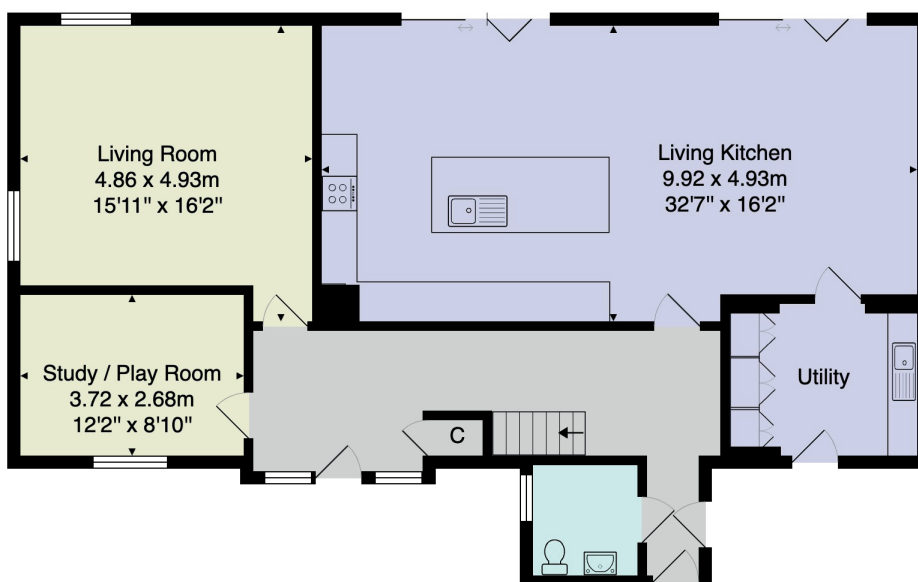
# FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 294.2 m<sup>2</sup> ... 3166 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Outside**

An electric gate lead to a generous resin drive where there is ample, off-road parking and access to the integral garage which has light, power and electric door. There is an attractive rear garden with an attractive stone wall and feature lighting, lawn, patio and raised borders.

**Position**

The property forms part of this select modern development of just four properties within the desirable village of Sharow, a picturesque village situated just a short drive from the amenities of Ripon city centre and convenient for access to the A1(M).

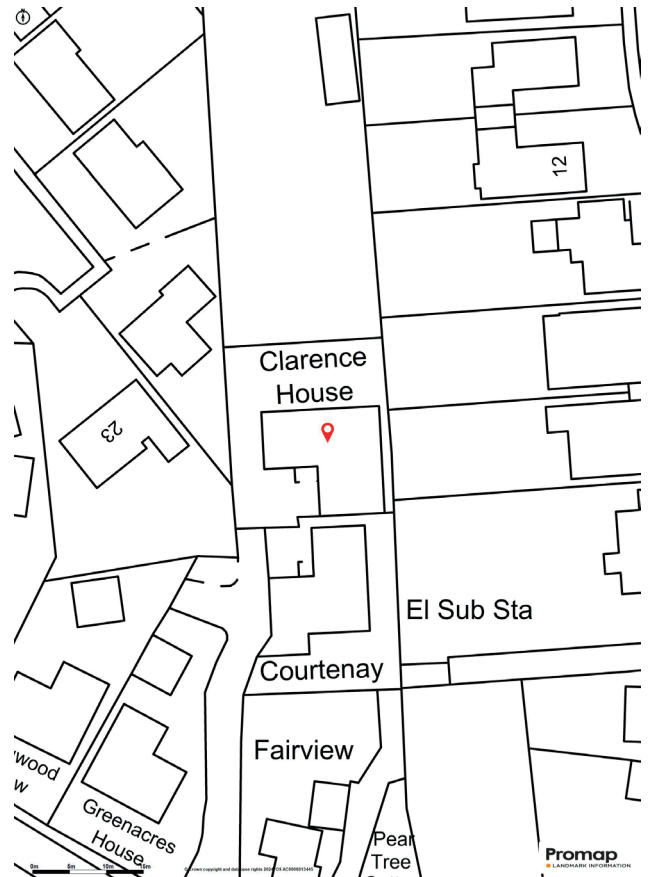
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



| Energy Efficiency Rating                     |           |
|--|-----------|
| Current                                      | Potential |
| Very energy efficient - lower running costs. |           |
| A (92+)                                      | 99        |
| B (81-91)                                    | 83        |
| C (69-80)                                    |           |
| D (55-68)                                    |           |
| E (39-54)                                    |           |
| F (21-38)                                    |           |
| G (1-20)                                     |           |
| Not energy efficient - higher running costs. |           |
| England & Wales                              |           |
| EU Directive 2002/91/EC                      |           |
| www.epc4u.com                                |           |

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