



ST JOHNS HOUSE, BISHOP MONKTON

GUIDE PRICE £695,000



# A stunning and double fronted home in the heart of the popular village of Bishop Monkton, with views towards the church.

St Johns House is a perfectly positioned, double fronted family home, boasting an elevated and central position, giving additional privacy to the road and views towards the church, in the heart of the popular and premium village of Bishop Monkton.

Having been the subject of a full programme of renovations, St Johns House has been cleverly and beautifully refurbished by the current owners and oozes charm and character throughout, whilst retaining a wealth of original period features, inclusive of; exposed beams, high ceilings, picture rails and feature fireplaces.

This impressive family home offers a fantastic mix of contemporary, high-quality fixtures and fittings throughout and well-proportioned internal accommodation, extending to 2,208sq ft, that can be tailored to suit a variety of different buyers.



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**Tenure**  
Freehold

**Local Authority**  
Harrogate Borough Council

**Council Tax Band**  
Band E

**EPC Rating**  
D



# Property Description.

The property in brief comprises; a warm and welcoming entrance hallway, large utility/ boot room, with fitted units, w/c with pocket door and access to the garden.

There are two bay-fronted reception rooms to the front of the property; a fantastic sitting room with marble fire surround, open working fire and window seat with storage and views to the church.

An open plan dining kitchen spanning the depth of the downstairs, with bespoke shaker style units, contrast AGA, integrated appliances, cast iron fireplace and plenty of room for a large dining table – this space is perfect to entertain with friends and family.

To the first floor is a generous central landing, three double bedrooms, one benefitting from a row of built in wardrobes and a newly fitted house bathroom, with dual sinks, walk in shower, roll top copper bath and underfloor heating.

To the second floor are two further double bedrooms which are serviced by a modern tiled house bathroom.

Outside, the property is approached via steps and a path leads to the front door. The planted borders and elevated position on the street, offer great kerb appeal.

The phenomenal and sizeable walled garden lies to the rear of the property, mainly laid to lawn with planted borders, fruit trees and perfectly placed patio seating to follow the sun - the garden is a fantastic space for entertaining and enjoying with family and friends. With beautiful colour and manicured garden rooms, it truly is a stunning and private sanctuary.

\*Accessed from the garden are two useful garden stores and one is currently utilised as a bar/ den by the current owners.





## Location

St Johns House is located in the centre of Bishop Monkton which is highly regarded as an ideal English village with a picturesque stream at its heart. There is a selection of amenities within the village itself, including a church, public house and a village hall, as well as top performing local primary and in catchment area for Ripon senior schools. For the commuter, the village is well placed for both local and national road routes, including the A61 and the A1(M). For public transport, local bus routes pass through the village and rail links are accessible from the stations of Harrogate, Thirsk and York.



## Services

All mains services are connected to the property. Gas fired central heating is installed.



# St. Johns House, St. Johns Road, Bishop Monkton, Harrogate, HG3



Denotes restricted head height

Approximate Area = 1980 sq ft / 183.9 sq m

Limited Use Area(s) = 143 sq ft / 13.2 sq m

Outbuildings = 85 sq ft / 7.8 sq m

Total = 2208 sq ft / 204.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecom 2024. Produced for North Residential. REF: 1183769

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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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