



VERITY  
FREARSON

VAILIMA, STATION LANE, BURTON LEONARD, HG3 3RW

£995,000

# VAILIMA, STATION LANE,

*Burton Leonard, HG3 3RW*

**A fantastic opportunity to purchase this high-quality, newly refurbished and extended village home, providing superb and generous living accommodation in a delightful position overlooking the village green within the popular village of Burton Leonard.**

This beautifully appointed detached property has been modernised to a high standard by the current owners and offers flexible and generous accommodation with three first-floor bedrooms, two bathrooms (including an en-suite), and a potential fourth bedroom or snug on the ground floor with an additional shower room. The living accommodation is of particularly generous proportions, featuring a stunning open-plan living kitchen with bi-folding doors leading to the garden, a separate sitting room with woodburning stove, and a formal dining room. A driveway provides parking and leads to a single garage with an electric door.



Sitting Room · Dining Room · Living Kitchen · Utility · Snug / Bedroom 4

3 / 4 Bedrooms · Shower Room · En-Suite · Bathroom · Loft

Off-Road Parking · Garage · Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with window to the front overlooking the green and picture window to the side overlooking the garden. Woodburning stove, fitted cabinets and shelving.

#### SNUG / BEDROOM 4

A further reception room or potential ground-floor bedroom with window overlooking the village green. Fitted cabinets and shelving.

#### DINING ROOM

A further reception room providing an excellent dining area with windows to the side and a feature lime-plastered fireplace.

### LIVING KITCHEN

A superb open-plan and particularly spacious kitchen and living area with glazed bi-folding doors opening onto the garden. The kitchen comprises a range of high-quality, stylish fitted units with quartz worktops, island and breakfast bar. Range cooker with lime-plastered hood and extractor, full-height fridge and freezer, integrated dishwasher, and boiling-water tap. Underfloor heating.

#### UTILITY ROOM

Fitted units with quartz worktop and sink. Space and plumbing for washing machine and tumble dryer.

#### SHOWER ROOM

A useful ground-floor shower room with a modern white suite and quality Lusso fittings comprising WC, basin set within a vanity unit and shower. Mandarin Stone tiled walls.

### FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobes and ornamental fireplace.

#### EN-SUITE SHOWER ROOM

A modern white suite with quality Lusso fittings comprising WC, basin set within a vanity unit, and walk-in shower. Mandarin Stone tiled walls and floor. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes and ornamental fireplace.

#### BEDROOM 3

Further good-sized double bedroom.

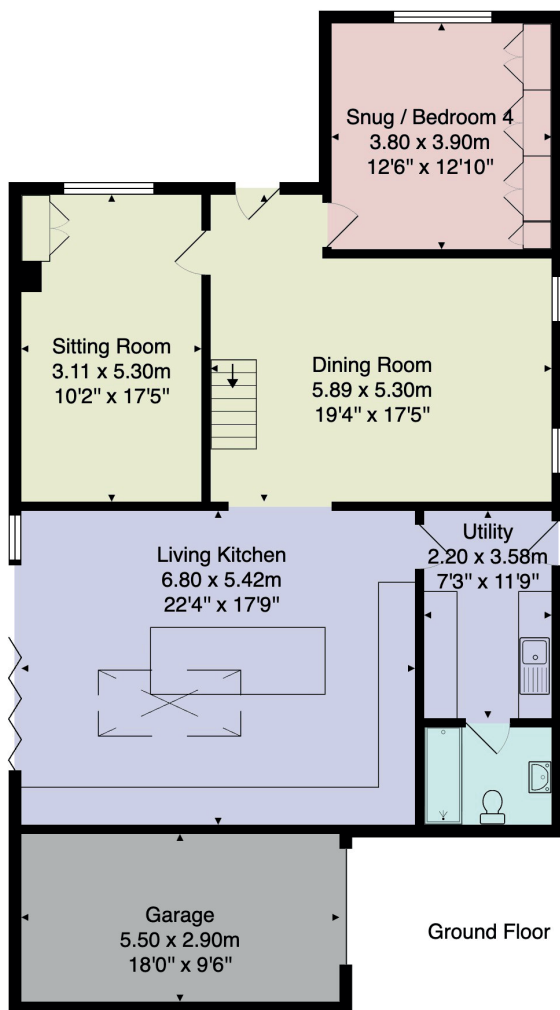
#### BATHROOM

A modern white suite comprising WC, basin set within a vanity unit and bath with shower above. Tiled floor.

#### LOFT

Access to a boarded loft providing useful storage space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 189.4 m<sup>2</sup> ... 2039 ft<sup>2</sup> (including garage)

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

The property occupies an attractive plot with lawned garden, planted borders and paved sitting areas providing excellent outdoor entertaining space. A driveway provides parking and leads to a single garage with electric door, light and power.

## Location

Burton Leonard is a highly desirable village located between Harrogate and Ripon, enjoying a vibrant community with a shop, post office, primary school, and pub. The village also offers a sports field, tennis, bowls, cricket and football clubs, and a large children's play area.

## Agent's Note

The property has the benefit of a modern gas central heating system with underfloor heating in the kitchen. Solar panels are also installed to improve energy efficiency.

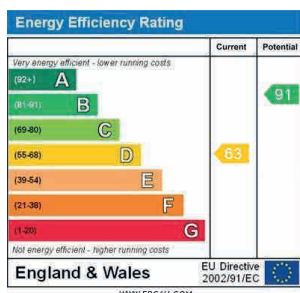
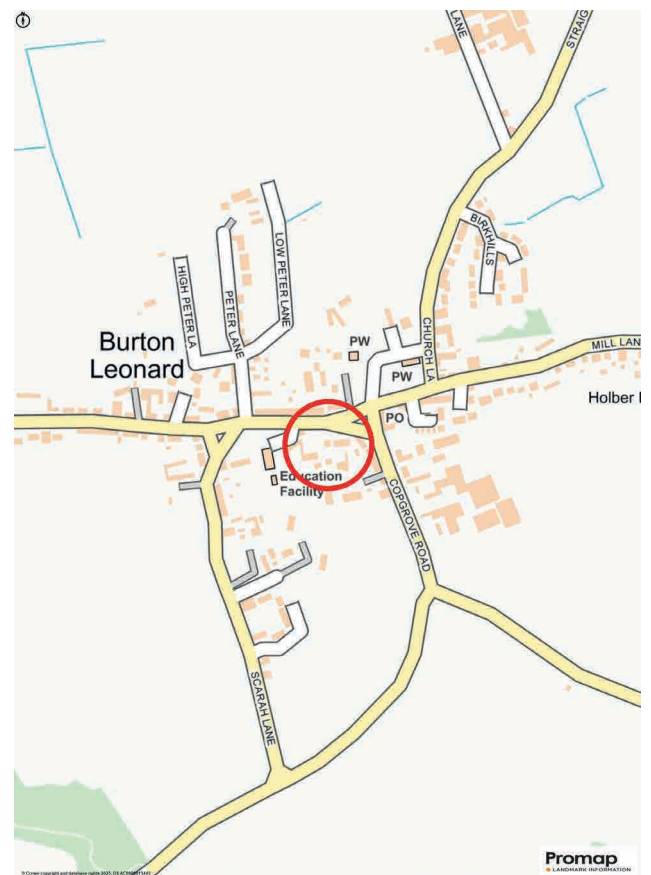
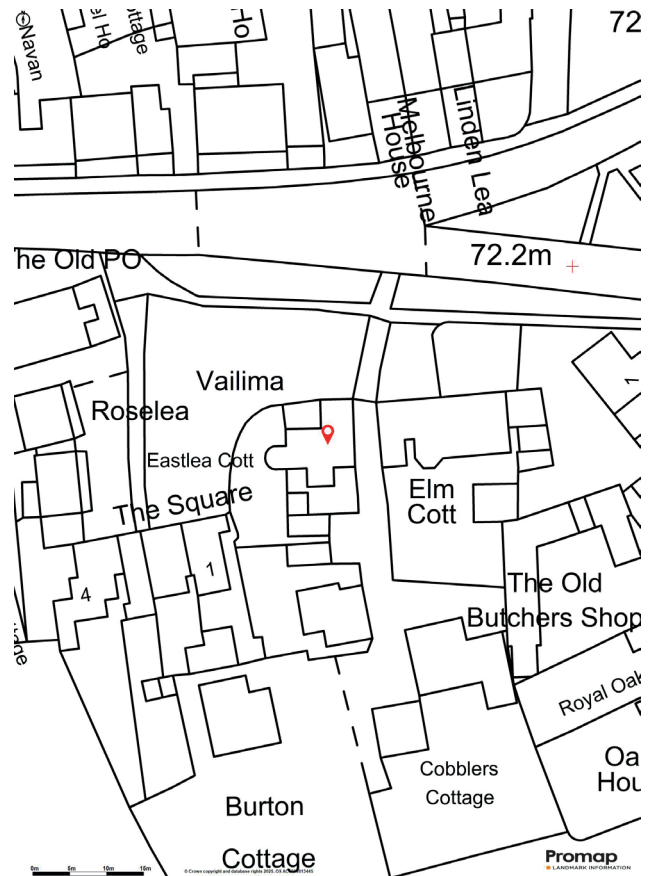
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



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