



VERITY  
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COBBLERS COTTAGE , ST. JOHN'S ROAD, BISHOP MONKTON, HG3 3QU

£725,000



# COBBLERS COTTAGE, ST. JOHN'S ROAD,

*Bishop Monkton, HG3 3QU*

**Cobblers Cottage is a beautifully presented three-bedroom detached village home, immaculately presented throughout and offering private, low-maintenance gardens, a double garage and electric security gates. The property is situated in this ever-popular village between Harrogate and Ripon and is offered for sale with no onward chain.**

This charming and deceptively spacious home has been finished to an exceptional standard, combining period character with modern fittings. The accommodation features underfloor heating to the ground floor, a 26-foot lounge with open fireplace, separate dining room, superb breakfast kitchen with Everhot cooker, utility room and conservatory overlooking the garden. Upstairs, there are three double bedrooms, including a luxurious principal suite, together with a stylish house bathroom. Externally, the property benefits from secure gated access, double garage and an attractive, low-maintenance garden.



Sitting Room · Dining Room · Breakfast Kitchen · Cloakroom · Utility/Rear Lobby

3 Bedrooms · En-Suite · Bathroom · Loft

Off-Road Parking · Double Garage · Electric Gate · Garden













## ACCOMMODATION

### GROUND FLOOR

The whole of ground floor has a gas under-floor heating system.

### RECEPTION HALL

A welcoming entrance hall with oak flooring.

### CLOAKROOM

With WC and basin.

### SITTING ROOM

A delightful and spacious 26 ft reception room with feature open fireplace and bespoke fitted cupboards and shelving to both alcoves.

### DINING ROOM

A further reception room with useful storage cupboard, ideal as a formal dining area or additional sitting space.

### BREAKFAST KITCHEN

A superb fitted kitchen with limestone flooring, granite worktops, integrated fridge/freezer, dishwasher and microwave, and electric Everhot cooker.

### UTILITY / REAR LOBBY

With fitted worktop, sink, and space and plumbing for washing machine and tumble dryer.

### CONSERVATORY

A pleasant garden room, currently used as a breakfast room, overlooking the garden and with a door leading onto the patio outside.

### FIRST FLOOR

#### LANDING

Drop-down wooden ladder providing access to a spacious fully boarded loft space with lighting.

### BEDROOM ONE

A spacious principal bedroom with fitted wardrobes.

### ENSUITE BATHROOM

A luxury suite comprising roll-top bath, separate walk-in shower, WC and basin set within a vanity unit. Electric underfloor heating.

### BEDROOM TWO

A further double bedroom with built-in wardrobes.

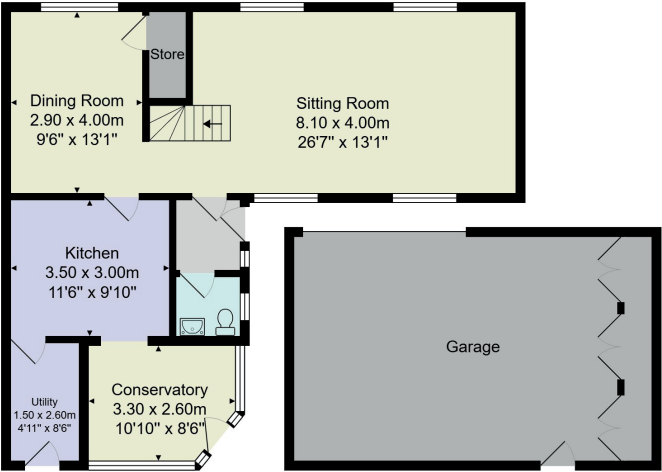
### BEDROOM THREE

A good-sized double bedroom, currently used as a home office with fitted desk.

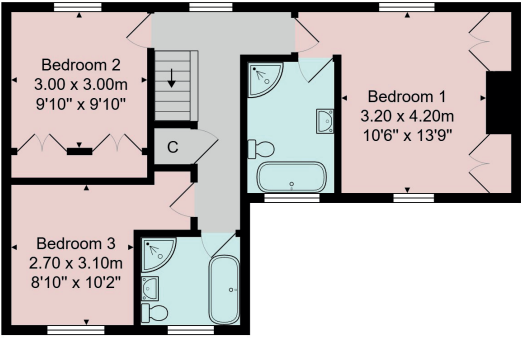
### HOUSE BATHROOM

A stylish bathroom with bath, corner shower, WC and basin. Electric underfloor heating.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 132.8 m<sup>2</sup> ... 1429 ft<sup>2</sup> (excluding 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

Electric gates provide access to a gravelled driveway and detached double garage with electric door, light and power, and additional storage area to the rear. The low-maintenance gardens feature well-stocked flower beds, patio and seating area offering a private and pleasant outdoor space.

## Location

Bishop Monkton is a highly sought-after and picturesque village with an active community, situated conveniently between Harrogate and Ripon. The village has a pub, two churches, primary school, superb village hall, playing fields, a variety of sports clubs and facilities and offers easy access to the A1(M) for commuters.

The nearby towns of Harrogate and Ripon provide further amenities, excellent schooling options and transport links to Leeds, York and London.

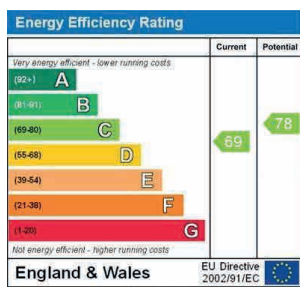
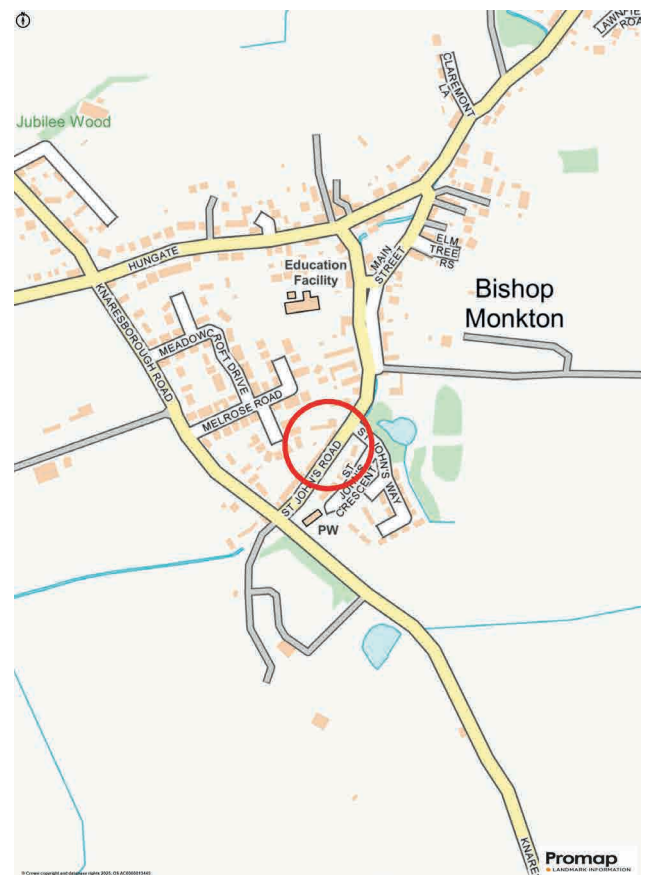
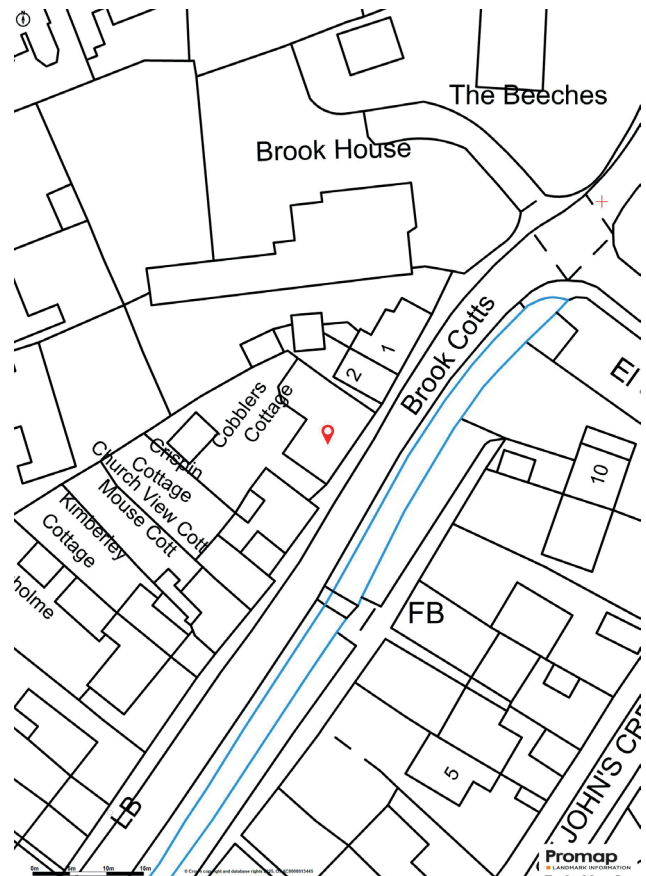
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



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