



VERITY
FREARSON

HIGH BARN HOUSE, BOROUGHBRIDGE ROAD, BISHOPM MONKTON, HG3 3QN

GUIDE PRICE £775,000

HIGH BARN HOUSE, BOROUGHBRIDGE ROAD,

Bishop Monkton, HG3 3QN

High Barn House occupies a pleasant southwest-facing position in this picturesque and much sought-after village between Harrogate and Ripon.

Constructed in 1990 of brick and cobble under a pantile roof, High Barn House is an attractive detached family home which has been carefully maintained by the owners. The property provides excellent and well-planned accommodation arranged over two floors, set within manageable and well-kept gardens offering a variety of sitting and entertaining areas, many of which take advantage of open views to the northeast.

The village offers a range of everyday facilities including pub, a primary school, church, chapel, village hall and playing field complex. A more extensive range of amenities is available in Harrogate and Ripon. For the commuter, the recently upgraded A1(M) is approximately six miles to the east, providing excellent access to commercial centres both north and south.



2 Reception Rooms · Study · Snug / Conservatory · Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · House Bathroom

Off-Road Parking · Detached Garage · Lawned Garden With Open Views







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious central hall providing access to the main living areas. Attractive oak curved staircase leads to first floor.

SITTING ROOM

A large reception room with vaulted ceiling and exposed wooden beams. Feature fireplace with open fire. Windows and glazed doors overlook the garden.

DINING ROOM

A formal dining room overlooking the gardens.

STUDY

A useful home office space.

SNUG / CONSERVATORY

A further reception room with adjoining conservatory, providing flexible family living and views over the garden and fields beyond. Attractive fireplace with open fire.

KITCHEN

Fitted with a range of quality wall and base units, with gas fired AGA, integrated fridge and dishwasher. Space for dining table. Tiled flooring.

UTILITY ROOM

With fitted cupboards worktop and sink. Space and plumbing for appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE 1

With WC, washbasin and shower. Heated towel rail.

BEDROOM 2

A further double bedroom with en-suite shower room.

EN-SUITE 2

A white suite comprising WC, washbasin and shower. Heated towel rail.

BEDROOM 3

A good-sized bedroom.

BEDROOM 4

A further bedroom with windows on two sides and fitted wardrobe.

HOUSE BATHROOM

With free-standing bath, WC and washbasin. Heated towel rail.

FLOOR PLAN



Total Area: 211.00m² - 2271 ft² (including garage)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either this agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

To the front of the property is a lawned garden with colourful planted borders. A side garden provides a patio area enjoying open views over farmland. To the rear, double entrance gates open to a gravelled parking area and detached garage with water tap, light and power(5.35m x 4.92m / 17'7" x 16'2"), with lawned garden and patio beyond.

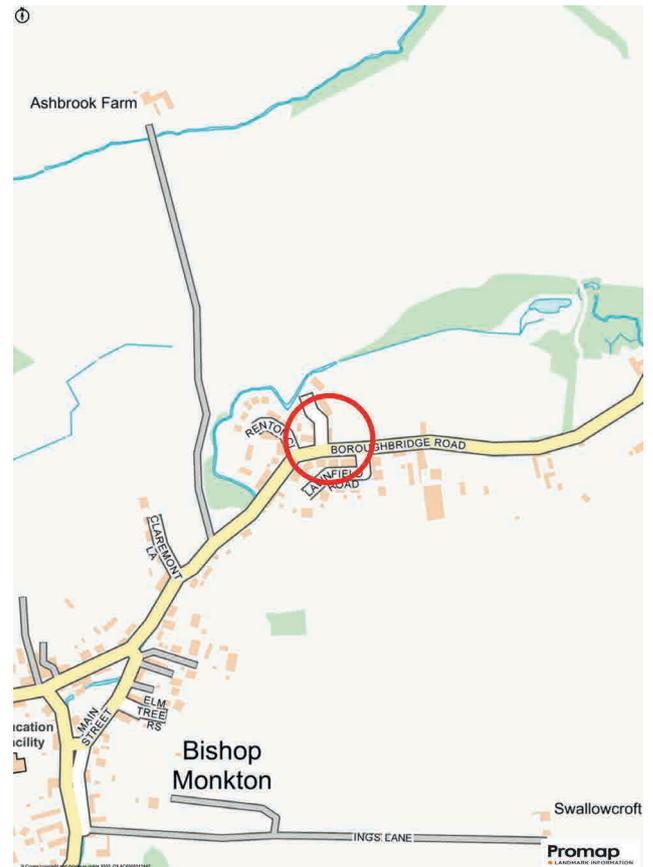
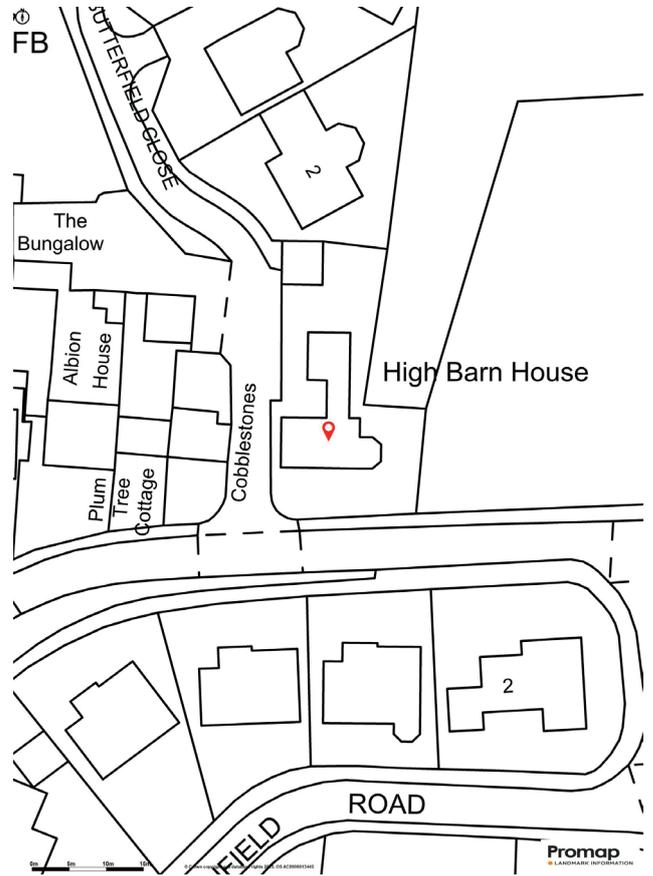
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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