



VERITY  
FREARSON

HIGHFIELD, ST MONAGH'S LANE, COPGROVE, HG3 3SZ

£650,000

# HIGHFIELD, ST MONAGH'S LANE

*Copgrove, HG3 3SZ*

**A stunning detached bungalow offering spacious and stylish accommodation, fitted to an exceptionally high standard and in immaculate condition throughout.**

This superb bungalow features a unique open-plan living kitchen with vaulted ceiling and bi-folding doors, having delightful country views toward the Hambleton Hills. The property is situated in the select residential hamlet of Copgrove, in the centre of the "Golden Triangle" formed by Harrogate, Knaresborough and Ripon, amidst beautiful Yorkshire countryside.



Reception Hall · Open-Plan Living Kitchen · Lounge · Study · 3 Bedrooms · 2 En-Suites · House Bathroom

Ample Parking · Double Garage · Lawned Gardens · Country Views













## ACCOMMODATION

The front door leads to a pleasant reception hall with engineered oak flooring, which gives access to the large open-plan living / dining kitchen which measures approximately 30' x 27'3", featuring engineered oak flooring, vaulted ceiling, designer solid-fuel stove and bi-folding doors with views overlooking open countryside. The kitchen is fitted with an extensive range of top quality Neff built-in appliances, ceramic work surfaces and a centre island incorporating ceramic hob with extractor hood above. From the kitchen, double doors lead to the spacious lounge with large bay window to the front and wall-mounted solid-fuel stove.

Also off the kitchen is a study, and utility room with fitted cloaks cupboard and exterior door to rear. An internal personnel door from the utility room leads to the double garage.

On the far side of the reception hall there is a master bedroom with fitted wardrobes and large en-suite bathroom with modern fittings, plus a second guest bedroom with en-suite shower room. There is also a third bedroom and house shower room / WC.

# FLOOR PLAN



Total Area: 256.8 m<sup>2</sup> ... 2765 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

The property occupies a spacious, individual plot with driveway to front providing ample off-road parking and turning area. The driveway leads to an attached double garage. To the front of the property is a stone terrace with good-sized lawned garden. To the left-hand side there is a large timber garden store. To the rear there is a further stone-flagged terrace accessed via the bi-folding doors of the living kitchen. Further enclosed lawned gardens to rear with open country views beyond.

## Position

Copgrove is a quiet residential hamlet set in beautiful rolling countryside, approximately only one mile from the varied village amenities of Burton Leonard.

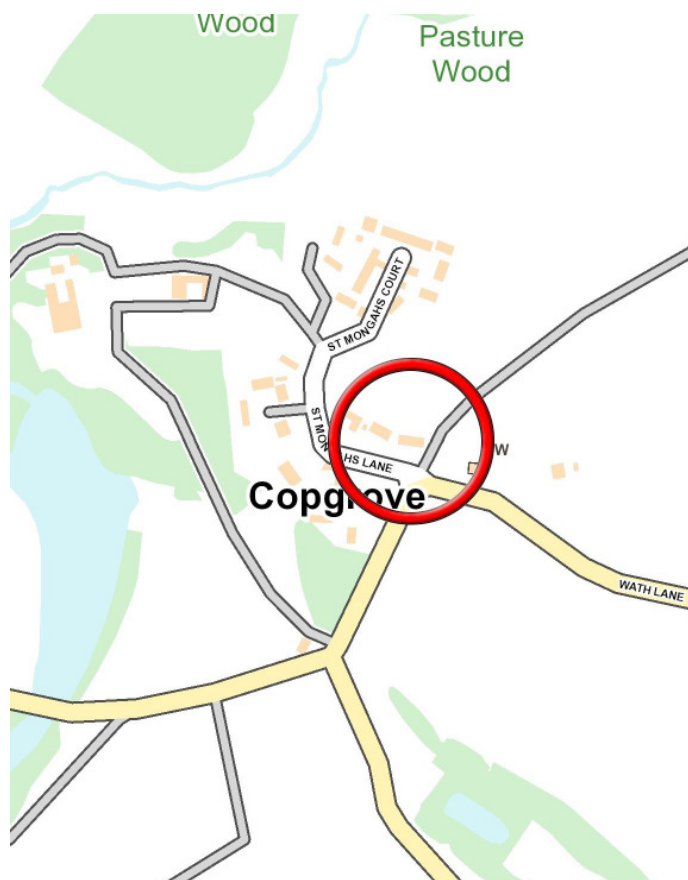
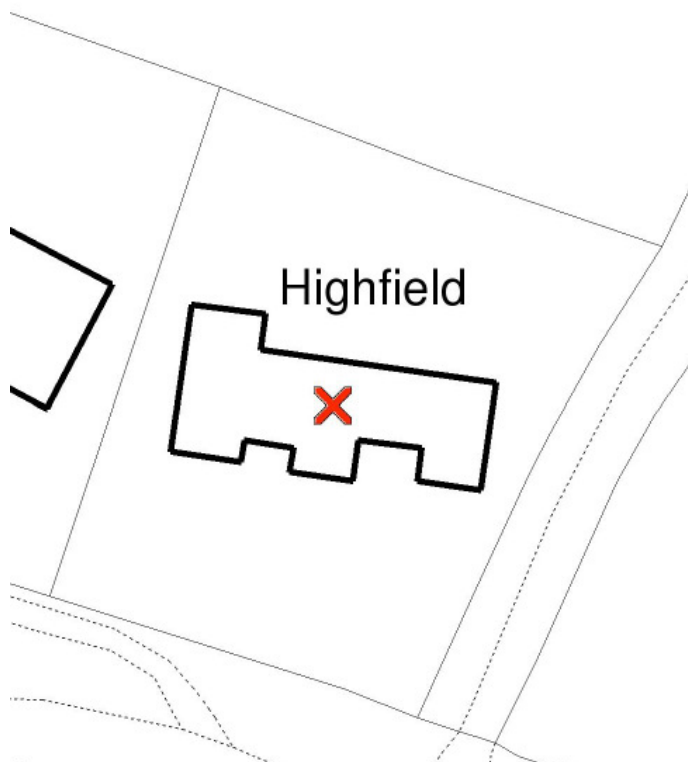
## Services

All mains connected with the exception of gas.

## Tenure

Freehold

**Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	63

## Harrogate

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