



DESCRIPTION

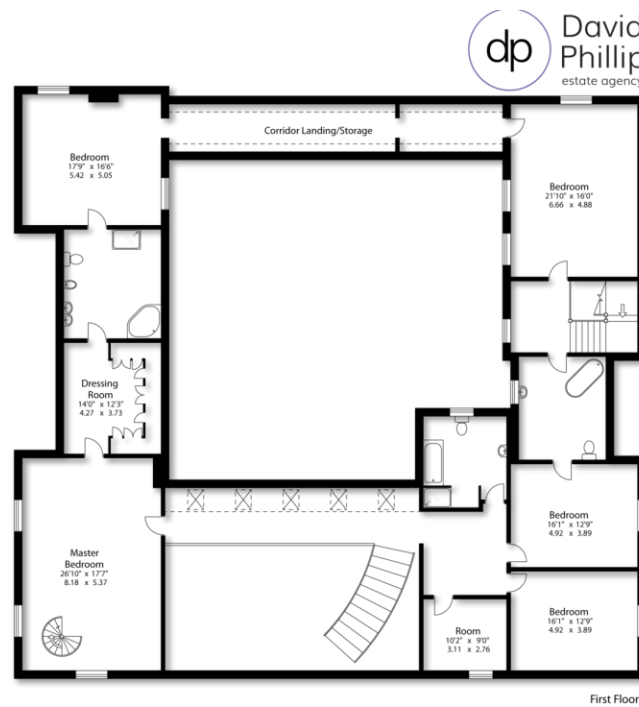
The sale of Rigton House presents a very rare opportunity to acquire a particularly fine country estate stone built detached residence with six bedrooms, spectacular hand carved oak interiors, extensive outbuildings including a stable block, a substantial four car garage with a gymnasium above and enjoying probably the best southerly views in Yorkshire with land extending to approximately 22.5 acres including a lake. Set in undoubtedly a most enviable semi-rural setting south of Harrogate and North West of Leeds. The property has delightful formal gardens comprising of sweeping lawns, established trees and shrubs, an extensive southerly facing stone flagged sun terrace overlooking the rural estate together with a pond and fountain feature. The whole approached via a newly surfaced private drive with electric security entrance gates.

A large enclosed entrance porch with dual double opening doors open to a magnificent oak panelled reception hall, with a formal cloakroom, featuring a sweeping curved staircase which leads to a galleried landing overlooking from the first floor level. The drawing room has a fine stone fireplace and double French windows opening to the sun terrace; inter connecting doors lead to the spacious mahogany panelled dining room with a connecting door to the sitting room. All three principal reception rooms enjoy the spectacular south facing rural views. The mahogany panelled study has a concealed armoury. An inner hall opening to a delightful enclosed central courtyard leads to a fantastic sized living family kitchen with integrated appliances, granite working surfaces and an ornate wood burning stove. There is a games room with a hand carved oak working bar. The guest suite with double bedroom, dressing room and bathroom en suite is located off the base to the secondary staircase. There are a further five bedrooms and three bathrooms on the first floor offering a great deal of flexibility in terms of en suite facilities. The accommodation which has a propane gas-fired heating system and sealed double glazed windows features many fine beamed ceilings and exposed trusses as well as the ornate oak craftsmanship.

outhouse, greenhouse and a poly tunnel. For the fitness fanatics there is boarded space created above the garage complete with a sauna, shower cubicle, toilet and a hot tub.







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