

The Paddock Bishop Thornton



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A substantial detached property set on the edge of the village of Bishop Thornton close to Harrogate, occupying a generous plot and enjoying far-reaching views.

The Paddock has undergone a programme improvements over the last few years, including full re-roofing, new boiler, a cinema room, windows and doors, kitchen/utility, resin driveway and patio and a fabulous summerhouse. Spanning over 3,500 sq ft of total internal area, the property offers a versatile layout blending high-end contemporary finishes with expansive living spaces, ideally suited to both comfortable family living and entertaining. The accommodation features oak flooring and high-quality fixtures throughout. The ground floor provides a choice of elegant reception rooms, including a drawing room with a large bay window and a sitting room, both featuring fireplaces with woodburners. The contemporary kitchen is fitted with a large moveable central island, ample cabinetry, and premium integrated Miele appliances, including a double oven, a steam oven and induction hob, microwave and fridge/freezer and dishwasher. The kitchen flows into an impressive 20ft formal dining room with direct access to the garden. Also on this level are two well-proportioned bedrooms and a modern shower room. A dedicated cinema room, a quiet home study and a spacious utility room complete the ground floor accommodation. On the first floor, the principal bedroom suite serves as a luxurious retreat, featuring two dressing rooms and a generous, stylish en suite bathroom with Jacuzzi bath. A second spacious double bedroom also benefits from its own en suite facilities. The first floor further accommodates a dedicated home gym and an adjacent versatile room, both enhanced by skylights. At the front, the resin driveway entrance framed by stone walls and electric gates opens into a spacious courtyard, leading to the double garage with built in storage units and electric Hormann doors and a separate adjoining paddock. The meticulously landscaped gardens feature sweeping lawns and a substantial stone-paved terrace, ideal for al fresco dining with a sheltered pergola.



A detached summer house, with a rain sensor glass lantern, a Control4 speaker system and bi-folding doors provides a dedicated space for relaxation in the hot tub. The property's elevated position ensures uninterrupted views over the rolling countryside.

Location

The property lies in the picturesque village of Bishop Thornton, surrounded by rolling North Yorkshire countryside and within easy reach of Harrogate. The village offers a welcoming community atmosphere with a parish church, while everyday amenities are available in nearby Ripley and Hampsthwaite. Harrogate provides extensive shopping, dining, leisure, and healthcare facilities, including boutique stores, restaurants, and the Harrogate District Hospital, while the historic towns of Ripon and Knaresborough are also close by, offering further cultural attractions and services. There is a broad selection of independent schools in the vicinity, including Harrogate Ladies' College, Ashville College, Belmont Grosvenor, and Queen Ethelburga's Collegiate. Transport links are excellent, with the A61 and A59 providing swift road connections, Harrogate Station offering fast rail services to Leeds and London, and Leeds Bradford Airport around 30 minutes away for domestic and international travel.

General

Local Authority: North Yorkshire Council
 Services: Mains water and electricity. Private drainage which we believe to be compliant. Oil central heating. Solar panels and batteries. EV charger. Fibre broadband. Two electric hook-ups in the paddock with 16 amp circuits for motorhomes or caravans.
 Council Tax: Band G
 EPC Rating: B
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,524 sq ft (327 sq m)

5 reception rooms

4 bedrooms

3 bathrooms

Double garage

Approx. 1 acre

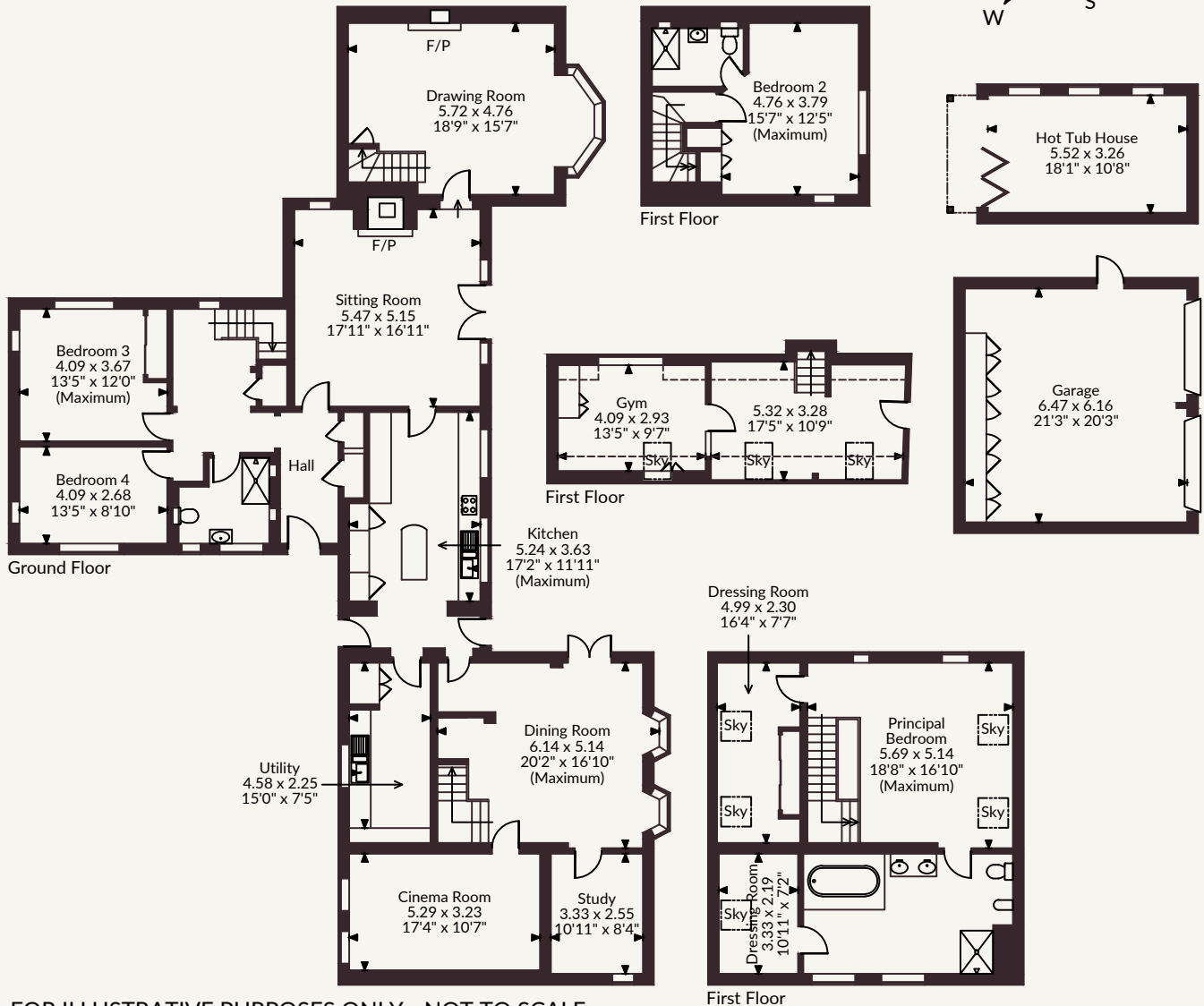
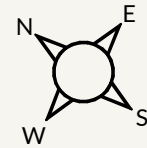
Freehold

Village

Guide price £1,395,000



The Paddock Bishop Thornton, Harrogate
 Main House internal area 3,524 sq ft (327 sq m)
 Garage internal area 429 sq ft (40 sq m)
 Hot Tub House internal area 194 sq ft (18 sq m)
 Total internal area 4,147 sq ft (385 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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