The Paddock
Bishop Thornton

Strutt & Parker

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A substantial detached home on the edge of Bishop Thornton. Occupying a generous plot with far-reaching views, the property includes excellent potential for a self-contained annexe.

The property has benefited from an extensive program of modernization, including a complete re-roofing, a new heating system, and the addition of a dedicated cinema room. High-specification upgrades extend to the windows, doors, kitchen, and utility areas, complemented externally by a sleek resin driveway and an elegant patio and summer house. Spanning a total of 4,147 sq. ft, the versatile internal layout offers an exceptional opportunity to convert one of the wings into a self-contained annexe—perfect for multi-generational living, guest suites, or a premium holiday let.

The accommodation seamlessly blends sophisticated contemporary finishes with expansive living proportions, creating an environment perfectly suited for both refined family life and large-scale entertaining. The ground floor provides a choice of elegant reception rooms, including a drawing room with a large bay window and a sitting room with oak flooring, both featuring fireplaces with wood burners. The contemporary kitchen is fitted with a large moveable central island, ample cabinetry, and premium integrated Miele appliances, to include 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 also with oak flooring and direct access to the garden. The dining room further leads to a dedicated cinema room, a quiet home study and a spacious utility room.

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.

A separate wing houses two well-appointed bedrooms and a contemporary shower room, offering a sense of seclusion and privacy. Upstairs, the accommodation extends to a professional home gym and a flexible multipurpose room, both enhanced by bright skylights.

Main house 3,524 sq. ft (327 sq. m)
5 reception rooms
4 bedrooms | 3 bathrooms
Annexe potential
Double garage | summer house
Approx. 1 acre
Freehold | village

Guide price £1,295,000

This wing is perfectly positioned for transformation into a self-contained annexe, offering exceptional versatility for extended family, guests, or a premium holiday let.

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 standout feature of the grounds is the state-of-the-art detached summer house. This high-specification leisure space is equipped with a rain-sensor glass lantern, premium Control4 speaker system, hot tub and bi-folding doors, offering a seamless indoor-outdoor flow that expands the living area into the garden. The property's elevated position ensures uninterrupted views over the rolling countryside.

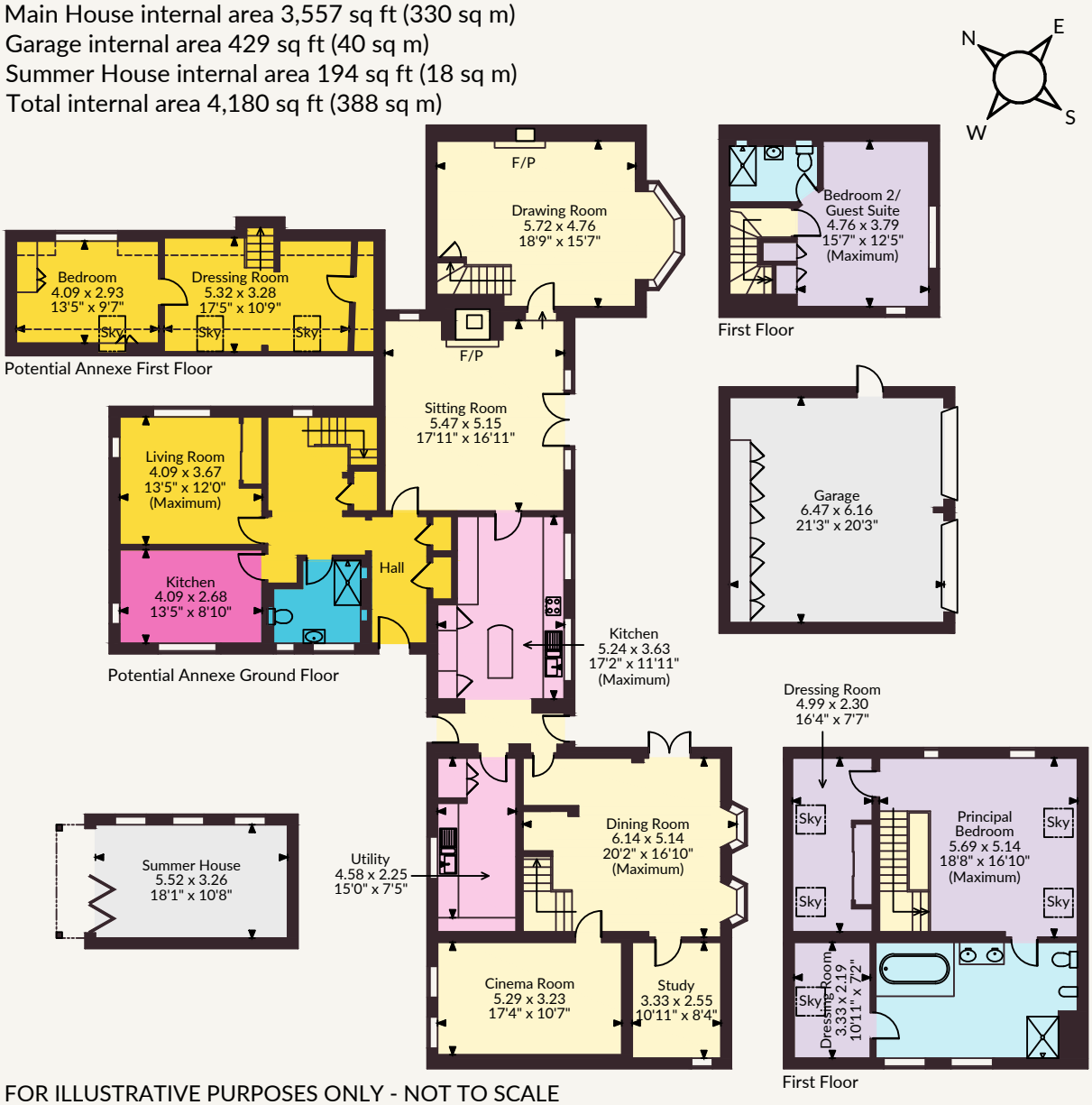
Location

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/

The Paddock Bishop Thornton, Harrogate
Main House internal area 3,557 sq ft (330 sq m)
Garage internal area 429 sq ft (40 sq m)
Summer House internal area 194 sq ft (18 sq m)
Total internal area 4,180 sq ft (388 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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