



Canon's House, 39 Borrage Lane, Ripon, North Yorkshire

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Canon's House

39 Borrage Lane

Ripon HG4 2PZ

An energy-efficient, modern detached 6-bedroom, 5-bathroom family home designed and presented to the highest of standards, within striking distance of amenities in a sought-after location.

Ripon 0.4 mile, Harrogate and Thirsk stations (London Kings Cross 2 hours 41 minutes) both 11 miles, A1(M) (Jct. 50) 5.7 miles, Leeds Bradford International Airport 22.3 miles

Reception hall | Sitting room | Study | Kitchen/dining/family room | Utility room | Boot room
Cloakroom | Principal bedroom with dressing room and en suite shower room | 4 Additional bedrooms, 3 en suite | Gym/bedroom 6 with en suite shower room | Family bathroom | Gardens
Double garage | EPC rating A

The property

Canon's House is an attractive family home offering more than 4,200 sq. ft. of light-filled, flexible accommodation arranged over three floors. The property has been extensively remodelled to create a stunning, efficient, eco-friendly family home, which enjoys zoned underfloor heating fuelled by an air source heat pump, solar thermal water heating and solar panels, boasting a rarely seen EPC A rating. The ground floor accommodation flows from a double height reception hall with beautiful porcelain tiles and an oak and glass staircase and includes a spacious sitting room with large front aspect bay window and feature fireplace with wood-burning stove, a large study with built-in storage and a generous, well planned 45 ft. kitchen/dining/family room, the heart of the home and a fabulous entertaining and relaxing space which enjoys views over the south-facing garden. The handmade bespoke kitchen, with electric blinds has been designed and installed by the luxury furniture company Roomroom Interiors in Harrogate with subtle lighting inside,

including a large central island with breakfast bar and modern appliances, such as a Miele integrated dishwasher, Quooker tap and Fisher and Paykel fridge freezer, while the remaining space has a dual aspect family area and dining area, with patio doors and large pane windows carefully positioned to enjoy the terrace and side and rear gardens. There is a pantry and fitted utility, with stable door access to the rear garden and a fitted boot room, designed by Roomroom Interiors. The boot room gives access to the front of the property and the integral double garage with electric doors and loft space above.

The galleried landing gives access to a large principal bedroom with dual aspect and a fitted dressing room and modern en suite shower room, two additional double bedrooms, all with built-in bespoke storage supplied and fitted by Ripon Interiors and en suite shower rooms. A fourth double bedroom has Jack and Jill access to the contemporary family bathroom. The second floor houses the property's fifth double bedroom (which is also wired to be a cinema room) and a large gym with modern en suite shower room, suitable for use as an additional bedroom if required. The property has been designed with ease of access in mind and the owners have created a space where a lift could be installed to provide stair free access between the ground and first floor rooms, currently used as a fun family climbing room. The property has been fitted with a high-tech alarm and CCTV, Cat 6 cabling and fire doors to all rooms.

Outside

At the front of the property there is a block paved driveway with parking space for several vehicles. The integrated double garage provides further parking and space for home storage. The garden is mostly to the rear and includes paved terracing, gravel pathways, lawns, mature trees and several seating areas. There are also well-stocked borders and raised beds with mature shrubs and plants. A haven for a variety of wildlife, yet a short distance into Ripon and well positioned to enjoy the numerous local walks.





Canon's House, Borrage Lane, Ripon
Main House internal area 3,931 sq ft (365 sq m)
Garage internal area 363 sq ft (34 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Location

Ripon offers a comprehensive range of amenities. Communications links are excellent: the nearby A1(M) gives access to the national motorway network, and Harrogate and Thirsk stations offers regular services to London Kings Cross in less than three hours.

The area offers a good range of state, primary and secondary schooling including Outwood Academy and Ripon Grammar School.

Directions

Entering Ripon on the A61 from Harrogate at the roundabout take the 1st exit onto Harrogate Rd. After 1.0 mile turn left onto Borrage Lane and after 0.2 mile the property is on the left.

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water and drainage. Air source heat pump, Solar panels, Solar thermal hot water.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,300,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX
01423 561274

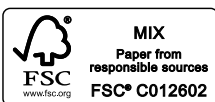
harrogate@struttandparker.com
struttandparker.com

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