



Lavender House, Hungate, Bishop Monkton, Harrogate  
North Yorkshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Lavender House, Hungate Bishop Monkton Harrogate HG3 3QL

A beautifully presented five-bedroom modern home recently renovated with extensive living space, garden, meadow and paddock

Ripon city centre 3.6 miles, A1(M) (Jct 48)  
6.4 miles, Harrogate town centre 8.9 miles,  
Harrogate mainline station 9.4 miles (2 hours 53  
minutes to London Kings Cross)

Hallway | Drawing room | Study | Open plan  
Lounge and dining area | Kitchen | Cloakroom  
Principal bedroom with en suite shower room  
4 Further bedrooms, 2 en suite | Family  
bathroom | Garage | Utility | Games room  
Garden | Large Patio areas | Paddock  
EPC rating C

## The property

Lavender House is a handsome contemporary detached property that offers well-proportioned reception rooms with plenty of natural light, including a stylish open-plan sitting and dining area overlooking the splendid garden and patio area at the rear.

The main formal reception room is the 23ft drawing room, which has a triple aspect, parquet flooring and a grand brick-built fireplace with a timber lintel and a wood burning stove. A study, with parquet flooring, a built-in bookcase with cupboards and window seating looking onto the garden. The heart of the home is the open plan living, dining and entertaining space at the rear. It includes underfloor heating, a wood burning stove full-height panoramic windows, skylights and sliding glass sky frame doors opening onto the patio area which has a Swedish style overhang for inside-outside living. The stylish kitchen by Peter Thomson of York has modern walnut state-of-the-art fitted units, beautiful marble worktops as well as integrated appliances by Wolf and Subzero, including

a coffee maker, dual ovens, steam oven, an induction hob and a gas burner range.

There is a downstairs toilet and cloakroom. On the first floor there are three well-presented double bedrooms including the generous principal bedroom enjoying a triple aspect and en suite marble tiled shower room with Japanese toilet. One of the further first-floor bedrooms is en suite, while on the second floor there is a large landing and an additional two double bedrooms, one of which is en suite. All bedrooms have built in wardrobes and there is a great deal of storage space throughout all parts of the property.

## Outside

At the front of the house there is a block-paved driveway with parking for several vehicles and access to the detached garaging block, which has a well-designed utility room on its ground floor and a spacious games room upstairs which could be used as a large home office with an extra- large row of built in cupboards. The rear garden has beautiful split-level patios with outside lighting, a built-in fireplace and barbeque and lots of space for al fresco dining and entertaining. The private garden has easy to maintain cottage garden and laurel borders and beyond there is a large paddock laid to meadow with grasses and seasonal wildflowers which is approximately a three quarters of an acre and includes an orchard, small woodland and borders of established flowering and fruiting hedgerow.

## Location

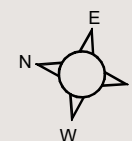
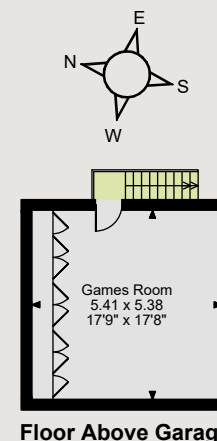
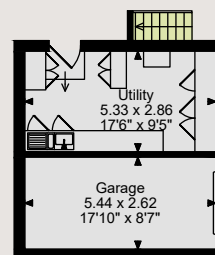
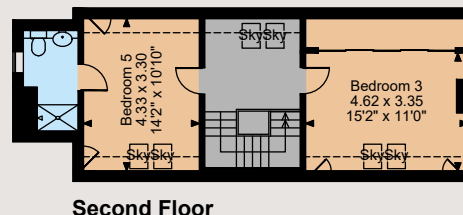
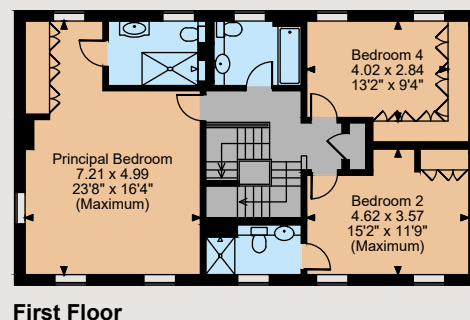
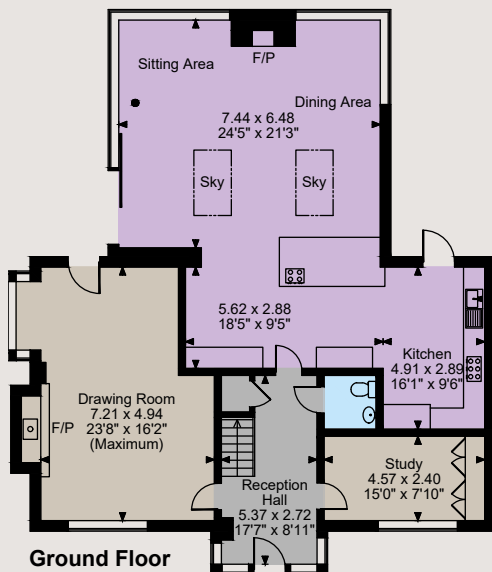
The small, pretty and thriving village of Bishop Monkton lies nine miles north of the popular and historic town of Harrogate, surrounded by beautiful North Yorkshire countryside. At the heart of the community is an award winning village hall with many sporting facilities. Bishop Monkton is in the catchment area for the high achieving Ripon Grammar School.







Lavender House, Hungate, Bishop Monkton  
Main House internal area 3,022 sq ft (281 sq m)  
Garage internal area 153 sq ft (14 sq m)  
Utility Building internal area 480 sq ft (45 sq m)  
Total internal area 3,655 sq ft (340 sq m)



## Directions

From Harrogate, take the A61 north and continue to follow the A61 for 7.6 miles before turning right onto Moor Road. After 1.1 miles, continue straight ahead at the junction onto Hungate, and after a further 0.2 miles, take the entrance on your left. The property will be on the right.

## General

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity, gas, water and drainage.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Fixed Price:** £1,150,000

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

harrogate@struttandparker.com  
struttandparker.com

@struttandparker



Over 45 offices across England and Scotland, including Prime Central London

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8563016/SMA

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023 Particulars prepared July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

