



Green End House, Melmerby, Ripon, North Yorkshire

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Green End House

Melmerby, Ripon

North Yorkshire

HG4 5HR

A handsome detached family home with five bedrooms and picturesque countryside views over the Hambleton Hills.

A1(M) (Jct 50) 1.4 miles, Ripon city centre 4.7 miles, Thirsk 8.3 miles, Harrogate town centre 15.5 miles, Leeds Bradford Airport 26 miles

Porch | Entrance hall | Drawing room | Sitting room | Study | Kitchen/dining/family room | Utility | Cloakroom | Side porch | Principal bedroom with dressing room & en suite shower room | 4 Further double bedrooms, 1 en suite | Family bathroom | Stores | Tandem garage | Garden | EPC rating E

The property

This highly attractive detached family home offers more than 4,084 sq. ft of elegantly appointed accommodation, arranged over two light-filled floors.

There are two well-presented reception rooms at the front of the ground floor, with south-facing views across the front garden. Both the sitting room and the drawing room have large bay windows welcoming plenty of natural light, with both rooms also featuring fireplaces, with a particularly ornate and intricate surround in the sitting room. The heart of the home is the impressive 39ft open-plan kitchen, dining area and family room. This modern living and entertaining space has tiled flooring, Shaker-style kitchen units, a central island, integrated appliances and a stainless steel range cooker, as well as three sets of French doors opening onto the rear gardens. The dining area has ample space for a family sized table and chairs and the comfortable family area features a wood burning stove. Leading off the kitchen is a utility room providing additional storage.

To the back of the drawing room is also useful study, and completing the ground floor is the side porch with cloakroom.

Upstairs there are five double bedrooms, including the generous principal bedroom with its dressing room and luxury en suite shower room with walk in shower. The four additional bedrooms are all of similar proportions, one of which includes an en suite shower room. There is also a large family bathroom with dual washbasins, a freestanding bathtub and a separate shower unit.

Outside

The house is set on a privileged plot on the edge of the village and with views across the countryside to the front and rear. Security gates open onto a paved driveway, which leads to the substantial tandem garaging block at the rear, where there is plenty of parking and storage space. The front garden is south-facing and welcomes plenty of sunlight throughout the day, it includes an area of level lawn, as well as paved pathways and terracing and border of established hedgerows and mature trees. There is a paved and gravel terrace at the side of the house, which is ideal for al fresco dining, while the walled rear garden includes another further area of patio with a hot tub, an area of lawn and a brick-built garden store.

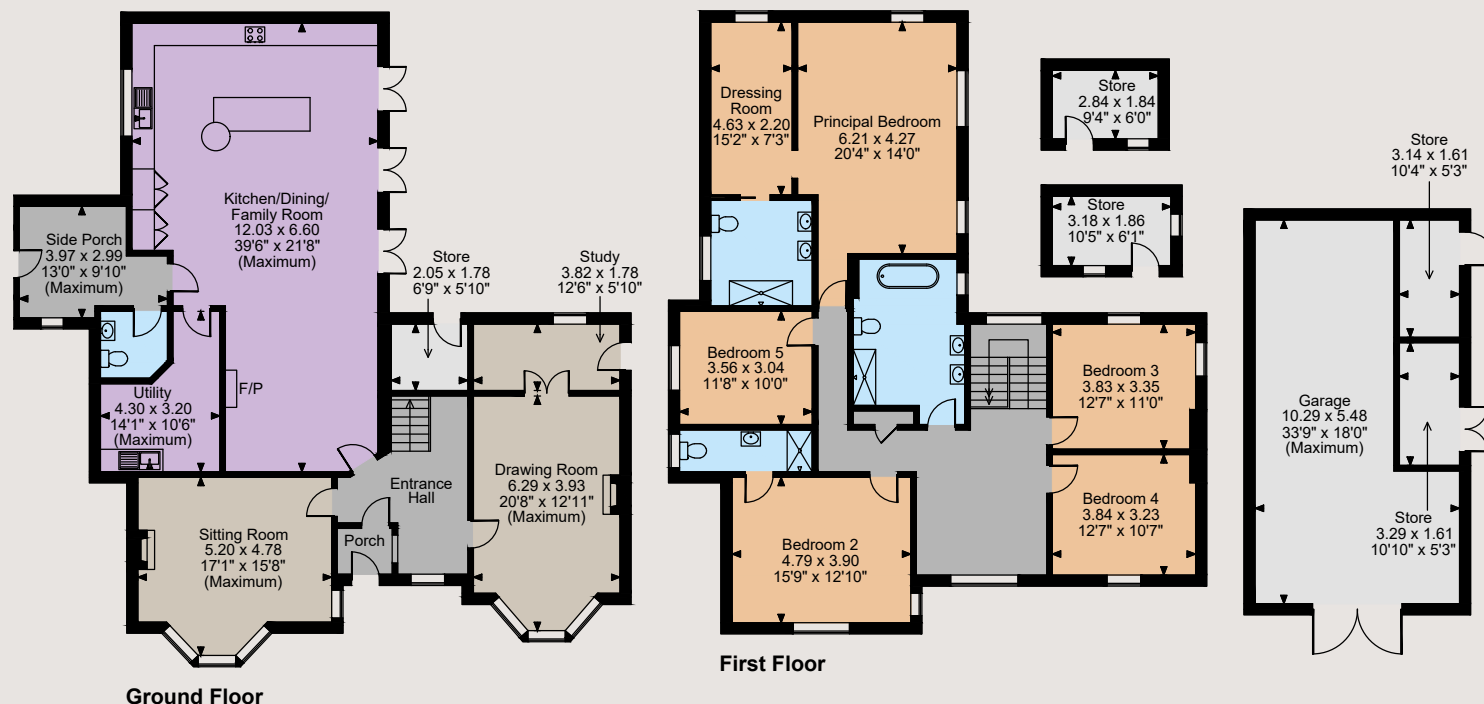
Location

The property is in a rural setting on the edge of the village of Melmerby and within easy reach of the historic cathedral city of Ripon. Melmerby has a village hall and a local pub, while Ripon is just four miles to the south. This historic city has plenty of character and charm, with plenty of character buildings, while the centre has a variety of shops, amenities, and leisure facilities. There are several outstanding schools in Ripon, including the Ripon Grammar School and Outwood Academy, plus St. Wilfrid's Catholic Primary School, as well as several independent schools. The area is well connected by road, with the A1(M) close-at-hand, while there are mainline rail services available from Harrogate or Thirsk.





Floorplans Green End House, Melmerby, Ripon
Main House internal area 3,332 sq ft (310 sq m)
Garage internal area 479 sq ft (45 sq m)
Outbuildings internal area 273 sq ft (25 sq m)
Total internal area 4,084 sq ft (379 sq m)
For identification purposes only.



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

From Harrogate, take the A61 north towards Ripon and continue on the A61 for 14.5 miles before turning left onto Melmerby Green Lane. After 1.4 miles, turn right onto Underlands Lane, and you will find the property on the left.

General

Local Authority: North Yorkshire County Council
Services: Oil central heating, mains electric and water. Private drainage which we believe is up to date with current standards.
Council Tax: Band G
Tenure: Freehold
Offers Over: £900,000

Harrogate

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