



Hardwick House

Rainton, Thirsk



BNP PARIBAS GROUP

A detached 4-bedroom oak framed property with a 2-bedroom annexe, set in the picturesque village of Rainton

A handsome modern oak framed family home offering generously proportioned two-storey accommodation, with quality fixtures and fittings throughout and a detached annexe. Located at the end of a cul de sac at the heart of the small village of Rainton, close to local amenities in Ripon and Thirsk and the road network.



**5+2
RECEPTION
ROOMS**



**4+2
BEDROOMS**



**3+1
BATHROOMS**



**DOUBLE
GARAGE**



**PRIVATE
GARDENS**



FREEHOLD



VILLAGE



3515 SQ FT



**GUIDE PRICE
£875,000**



The property

Hardwick House is a modern detached family home offering 2,807 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property features exposed oak beams, quality fixtures and fittings, contemporary sanitaryware and elegant décor throughout. The annexe houses two garages and a wooden-floored gym with stairs rising to the part-vaulted first floor annexe. This comprises a 20ft sitting room with French doors opening to a balcony with stunning views over neighbouring farmland, two bedrooms and a fully-tiled shower room.

The double-fronted accommodation flows from a welcoming reception hall with flagstone-tiled flooring, an exposed brick wall with display alcove, useful storage and a cloakroom. It briefly comprises a triple aspect sitting room and dual aspect drawing and family rooms. The family room has bespoke fitted storage, while both the drawing and sitting rooms have feature exposed brick chimney breasts with

woodburning stoves. Two sets of double doors open from the drawing room to a well-proportioned study with fitted furniture and to a side aspect conservatory with French doors to the private garden. The ground floor accommodation is completed by a rear aspect kitchen/breakfast room, accessible from both the hall and drawing room. It has a range of wooden wall and base units, a breakfast bar, complementary work surfaces and splashbacks, a Belfast sink, range cooker, modern integrated appliances, French doors to the rear terrace and an inter-connecting fitted utility room with garden access.

On the part-vaulted first floor the property offers a dual aspect principal bedroom with extensive fitted storage and a fully-tiled en suite bathroom with bath and separate shower, three further double bedrooms, all with fitted storage and one with a fully-tiled en suite shower room, together with a fully-tiled family bathroom with twin sinks, a bath and separate shower.



Outside

Located at the end of a quiet cul de sac and having plenty of kerb appeal, the property is approached through twin brick pillars and wooden double electric gates with full intercom system, over a gravelled forecourt. It provides private parking and gives access to the two-storey detached converted annexe. The well-maintained part-walled wraparound garden is laid mainly to level lawn bordered by mature shrubs, hedging and trees. It features a large paved rear terrace, ideal for entertaining and al fresco dining.

Location

Set on the edge of Herriot country, Rainton village has a thriving community spirit, a village green and amenities including local shopping, a pub and cricket club. Set on the banks of the River Ure, the nearby cathedral city of Ripon and market town of Thirsk offer comprehensive independent and high street shopping, services, pubs, restaurants and entertainment facilities including Ripon's cinema. More extensive facilities are available in Harrogate. Local sporting facilities include Ripon Racecourse and

numerous golf clubs, all set within the breathtaking North Yorkshire countryside.

Transportation links are excellent: the A1(M) gives easy access to major regional centres, the north and south of the country and the motorway network, and Thirsk mainline station (7.8 miles) offers regular services to Leeds, York and London Kings Cross.



Distances

- Ripon 4.8 miles
- Thirsk 7.6 miles
- Harrogate 16.5 miles
- York 27.6 miles

Nearby Stations

- Thirsk
- Harrogate
- Northallerton
- York

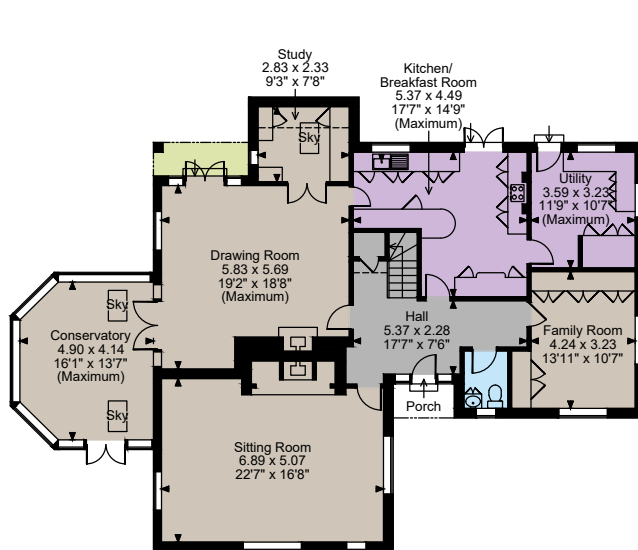
Key Locations

- Ripon
- North York Moors
- Yorkshire Dales National Park
- Thirsk (Racecourse)
- Harrogate
- York

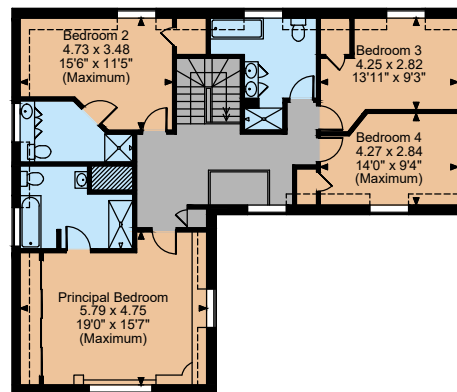
Nearby Schools

- Topcliffe CofE Academy
- Queen Mary's School
- Queen Ethelburga's College
- Cundall Manor School
- Harrogate Ladies College
- Thirsk School & Sixth Form College

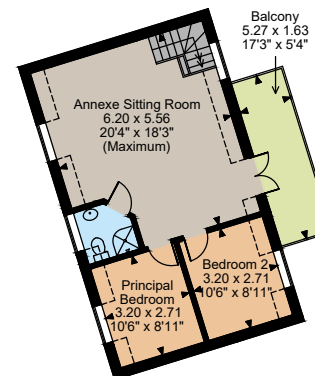
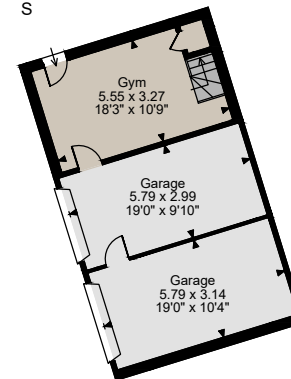
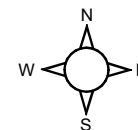




Main House Ground Floor



Main House First Floor



Annexe

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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,807 sq ft (261 sq m)

Garage internal area 392 sq ft (36 sq m)

Annexe internal area 708 sq ft (66 sq m)

Balcony external area 92 sq ft (9 sq m)

Total internal area 3,907 sq ft (363 sq m)

For identification purposes only.

Directions

Post Code: YO7 3QG

What3words: ///beam.duration.listening - brings you to the property

General

Local Authority: North Yorkshire Council

Services: Mains gas, electricity, water and drainage. Centrally heated.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

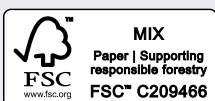
Harrogate

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