



Rose Garth **Killinghall**

MYRINGS

#HomesNotHouses

£775,000

Rose Garth, 44 Ripon Road, Killinghall, HG3 2DF



5

Detached



4



'Rose Garth' is a splendid 5 bedroom double fronted detached Victorian residence, largely extended and modernised over the past few years, with a converted detached garage/outside office and all standing in walled gardens overlooking open countryside.



Strictly by appointment through Myrings



With sealed unit double glazing and gas fired central heating the house comprises in brief entrance vestibule, main reception hall with tumbled marble tiled floors and under floor heating.

Wc. Laundry room. Bay fronted sitting room with a feature stone fireplace, ceiling cornice and stripped wooden floors. Recessed wall lights. Spacious through living room with a feature open stone fireplace and stripped wooden floors. Impressive hand built living kitchen with a breakfast bar, granite work surfaces and integrated appliances. Glass display cabinets. Ceiling Velux windows. Recessed gas hob and double over below built into the chimney breast. Extending into the breath taking 28'1 x 20'10 family room with vaulted beamed ceilings, Bose cinema surround sound system, in-focus projection system, and feature stone fireplace with a fitted solid fuel burning stove, Tumbled marble tiled floors and two sets of French doors leading out onto the rear gardens.

First floor landing, master bedroom one with fitted wardrobes, en-suite bathroom with a walk in shower, finished in marble tiling and under floor heating. Guest bedroom two with en-suite shower and bedroom three with en-suite bathroom. Two further bedrooms and a house bathroom with a separate walk in shower. The loft space measures approx.. 10m x 7m, which is fully insulated offering further potential to develop subject to the usual planning consent.

Outside 'Rose Garth' has pretty front forecourt gardens approached via a wrought iron gate with a stone walled boundary and matching railings. Path leading to the front entrance with outside lantern lighting, stocked borders and box hedging. Side double timer electric gates leading to a block set courtyard, with ample secure parking which leads to the garaging/outside offices. Sandstone flagged patios ideal for garden furniture. Private family lawned gardens with a walled boundary.



Location

Killinghall is a highly regarded village only two miles to the North of Harrogate's town centre with its many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. Killinghall itself offers a range of amenities including two public houses, church, village shop and Primary School. The Harrogate area is renowned for its reputable schools which are all within a short commute including Ashville College. Transport links are most accessible with the train line running from Harrogate town centre to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes' drive.



The Village dates back before the Norman conquest of England. In the 17th century early settlers, Yeomen acquired land in Hollins Hall site of Lund Lane. Known at that time as Yearwith Hollins, this was settled by 25 families, the site was chosen because it was inter common with Killinghall & Hampsthwaite, which meant it was not possessed by either village, the Yeoman held plots of land of various sizes between Hollins Hall & Hollins Farm, records show that five of the families were named Hardisty, these early settlements helped create the village. There were also rich families that used to live in the village such as the Pulleyns, Ttancreds, and Bayns who all erected manor houses that have since been reduced to grassy steps, and sometimes built over. The

oldest building in the area is the kennel hall farm This building (according to the plaque that commemorates it) was used to house Parliamentary soldiers from Cromwell regiment. The buildings date back only to the 17th century when the village was being largely rebuilt.[1] Killinghall grew up as a river crossing other the River Nidd where a new bridge now stands (this was also a popular spot with many artist), but Killinghall found a new reputation with its quarries. The quarries have extracted their last lumps years ago, but many stone cutting businesses still exists in the area. A reminder of this is the lump of stone in the glebe that was mined from the area. This stone also helped make many of Harrogate's structures



Main Roads
B6161/ A61/ B6165



Train
Harrogate approximately 9 minutes by car. Pannal train station approximately 18 minutes by car. Hornbeam Park train station approximately 14 minutes by car.



Bus
Nearest bus stop approximately 2 minutes on foot.



Airport
Leeds Bradford International Airport approximately 27 minutes by car.



Schools
Killinghall C of E Primary School approximately 1 minute by car. Ashville College approximately 12 minutes by car. St John Fisher and St Aidans C of E approximately 13 minutes by car.



Nearest park
Nidd Park approximately 5 minutes by car. The Stray and Valley Gardens approximately 8 minutes by car. Harlow Carr Gardens approximately 10 minutes by car.



Local shopping
Shops and boutiques of Harrogate Town Centre approximately 9 minutes by car. Leeds City Centre approximately 45 minutes by car. Skipton approximately 29 minutes by car.



Socialising
The Three Horse Shoes (excellent food, big portion and good price), The Grey Hound Inn approximately 1 minute by car or 3 minutes on foot.

Did you know
On 5 July 2014, the Tour de France Stage 1 from Leeds to Harrogate passed through the village.



Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing arrangements

Strictly by appointment through Myrings

Telephone 01423 566 400

Email enquiries@myringsestateagents.com

Services

All mains services are connected to the property.

Tenure

Freehold

Rating Authority

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Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Directions

Proceed out of Harrogate along the A61 Ripon Road crossing over the New Park roundabout at Skipton Road. On entering the village of Killinghall 'Rose Garth' can be found on the right hand side and identified by a Myrings for sale board.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myringsestateagents.com

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