



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed out of Harrogate on the A61 towards Ripon, passing through Wormald Green and at the Bishop Monkton crossroad turn right into Moor Road towards the village (opposite Cascade Garden Centre). At the T junction turn left where Harvest View can be found on the right hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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Gracemere Plot 6, Harvest View Knaresborough Road, Bishop Monkton
£850,000

MYRINGS
 Harrogate's Leading Family Estate Agent



Gracemere Plot 6, Harvest View Knaresborough Road, Bishop
Monkton, North Yorkshire, HG3 3QG

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***** SUBSTANTIAL PRICE REDUCTION*** HIGHLY DESIRABLE 5 BEDROOM DETACHED HOUSE FOR SALE** - The Gracemere Show Home is a stunning double fronted Georgian farmhouse styled home nestling in the sought after village of Bishop Monkton known for its active and welcoming village community and offers delightful views over the adjoining fields towards the North York Moors National Park. Show Home Open Friday to Monday inclusive 10am to 5pm Tel 01765 676567

This imposing home offers an elegantly proportioned interior along with beautifully landscaped grounds. With high ceilings, Yorkshire sliding sash windows, this home has a distinctive country feel yet with modern high specification fixtures and fittings
The kitchen comes with a range of quality integrated appliances including a full size fridge and freezer, dishwasher, wine cooler steam bake oven, microwave 5 burner hob and extractor. Along with Silestone work surfaces with breakfast bar this lovely kitchen then opens out to the family dining area and sitting area leading onto a south facing terrace. The formal lounge with a traditional limestone

fireplace and inset gas fire also benefits from French doors that lead onto a second terrace and the separate dining room has an elegant bay window and long distance views. A separate dining room completes the reception rooms.
All 5 bedrooms have walk in wardrobes, two with en-suite facilities and a separate house bathroom all with Villeroy and Boch fittings and vanity units
A private block paved drive with electric gates open onto a parking courtyard with double garage also with remote controlled door. Landscaped gardens come complete with paved terraces and an outside tap
Being the Show Home, Gracemere will also come with many extras including designer light fittings, curtains, blinds and carpets etc.
The Village offers a wide selection of amenities including two welcoming pubs and a host of sporting and recreation facilities making it an ideal place to bring up a family or for retirement. Convenient for both Harrogate and Ripon with easy access to the A1, you will also find it a haven for walkers and nature lovers with the World Heritage Site of Fountains Abbey on your doorstep along with the glories of the North Yorkshire Countryside.



Bus
2 minute walk



Main Roads
A1M - 6.6 miles



Train
Knaresborough - 8.8 miles



Airport
Leeds Bradford - 20.6 miles

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

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band TBC

Tenure
Freehold