



Viewing arrangements

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

Directions

From the Ripon bypass continue up Hutton Bank and along the A61 towards the A1 where Grange Barn is situated on the right hand side after approximately 2.8 miles.

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

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Grange Barn, Hutton Conyers, Ripon

Guide price £825,000

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Occupying a highly convenient position within a mile of the A1M, Grange Barn sits within 2.5 acres of land including 2 paddocks that would appeal to those with equestrian interests, and offers exceptional accommodation arranged over three floors along with a separate one bedroom annexe ideal for guests, relatives or potential holiday letting.

Accessed via an extensive gravelled driveway leading to a gated parking area, the main house is fronted by an enclosed lawned garden and opens to the spacious central reception hall with cloak room and guest w/c. Leading off is a magnificent lounge with feature fireplace and door leading out to a private, stone flagged entertainment area. The kitchen is fitted with modern units and granite work surfaces, along with integrated appliances and Aga. There is space for a family dining table, and leading off there is a separate, practical utility room. The adjoining sitting room is arranged around a feature fireplace that houses a log burning stove and has an access door leading out to the garden. To the first

floor the central landing branches to a house bathroom with bathtub and separate shower enclosure and four double bedrooms, two of which have en-suite facilities. The second floor reveals a further en-suite double bedroom and a principal bedroom suite with bespoke fitted dressing room and shower room. The annexe forms part of a separate building which has its own entrance and oil tank, and comprises of a living room and shower room to the ground floor with bedroom to the first floor. The scope for alternative use is exceptional for those who work or run a business from home. Adjoining is the double garage with remote door and attached stable. Should more accommodation or additional office space be required there is potential to develop this building further subject to the usual consents.

Grange Barn is situated approximately 4 miles from the popular city of Ripon which has wide range of shops, facilities, restaurants, sports clubs and schools. The house is also ideally placed for access on to the A1M (less than 1 mile) and a main line train service with connections to all parts of the country is at Thirsk which is some 7 miles away.



Bus
Melmerby less than 2 miles



Main Roads
A1M 0.7 of a mile



Train
Thirsk 6.7 miles



Airport
Leeds Bradford 25.8 miles

Fixtures & fittings

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

Services

Mains water and electric. Drainage is a private system and the central heating is via an oil fired boiler.

Rating Authority

Harrogate Borough Council Tax Band G

Tenure

Freehold