



Lanley House, Dishforth, YO7 3JU

£499,995


estate agents

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solopm.com

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A stunning and most deceptive village home with a wonderful garden and oak-framed outbuilding, delightfully situated in the heart of this sought-after village and conveniently placed for the A1(M), A19 and travel throughout the area.

A statement in style and design backed up by thoughtful practicality and quality features, this is a home of significant class - a rare commodity in today's property market. Enriched with contemporary features and soothing colour schemes, the generously proportioned accommodation offers spectacular entertaining areas and luxurious family space perfect for the modern lifestyle.

Created with great care and a keen eye for detail, this masterfully remodelled and extended home now encompasses the best in country elegance, modern flair and location. This home has been fully modernised to a high standard and includes gas central heating, under-floor heating to the ground floor, and double glazing throughout. The stylish bathrooms have quality Villeroy & Boch sanitaryware with Hansgrohe fittings.





Step straight from the impressive oak porch into the showpiece of this incredible home... extending an magnificent 35ft, the through living/dining kitchen offers incredible but usable family or entertaining space, combining thoughtful practicality with an effortless contemporary style. Boasting a stylish range of units with granite work surfaces, the kitchen includes a range of integrated appliances and a breakfast bar to add to the versatility. The bright sitting area includes a roof lantern complemented by almost full-width folding doors to the rear providing seamless indoor/outdoor connectivity. The generously proportioned sitting room has a relaxed and luxurious ambience - perfect for relaxing evenings in front of the wood burning stove. Completing the downstairs, there is a fully tiled wet-room and a useful utility room.

On the first floor you will discover four spacious bedrooms, two having a full-width range of fitted wardrobes, and a beautifully appointed house bathroom with white suite, feature lighting and stylish modern tiling.



The good size rear garden enjoys a favourable south westerly orientation and has been landscaped with the same impressive attention to detail as the house.

Complimented by feature lighting, the garden includes a paved patio sitting area, pathway, lawn with deep, shaped borders and a garden store. The fabulous outbuilding, constructed to a high standard using a green oak frame and slate roof, could be converted into an annex subject to the necessary consents and comprises a generous double garage with excellent storage space above, ancillary room (kitchenette/bar), WC and an under-cover sitting/hot tub area with cold shower. A gravelled driveway leads from Back Lane to private parking and turn-around area.

The property occupies a delightful, slightly elevated position along the main street in this charming and unspoiled village. Dishforth has an excellent community and offers two country pubs, garden centre, village hall and a high achieving primary school. The village is surrounded by delightful open countryside and sees less traffic than can often be the case as it is not located on a through main route.

Those with business interests throughout the area will appreciate the ease of access to the A1(M) and A19.

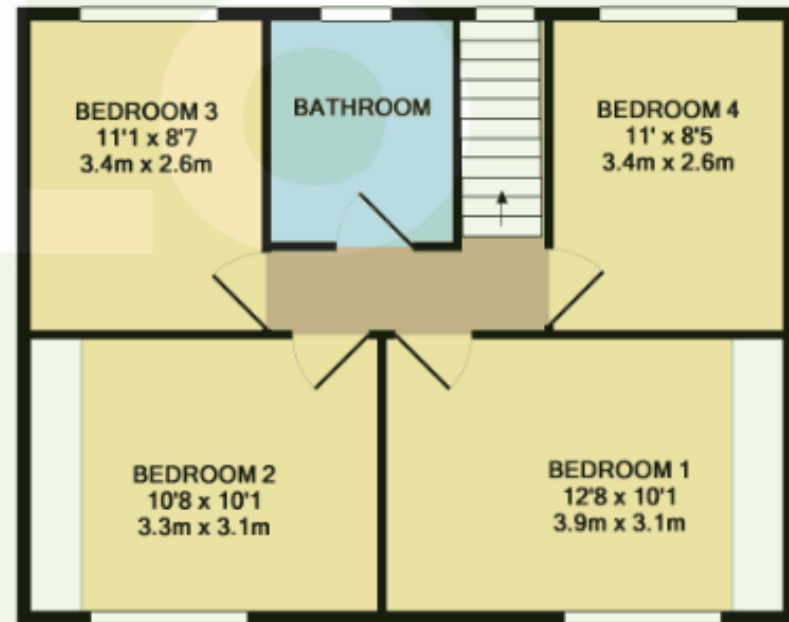
Ripon approx. 6 miles
Thirsk approx. 9 miles
Harrogate approx. 17 miles
Northallerton approx. 17 miles
York approx. 24 miles
Middlesborough approx. 35 miles
Leeds approx. 38 miles





GROUND FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1481 SQ.FT. (137.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)

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