



Watermill Croft, North Stainley, HG4 3LB

Fixed Price £425,000



01765 608203
solopm.com

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A most attractive detached residence forming part of this imaginatively planned development where thoughtful planning, traditional materials and classical house styles have successfully captured the essence of a quintessential North Yorkshire village. As intended, the timeless design is ageing beautifully and the development has become an integral part of the village.

With an understated double fronted façade and elegant proportions that echo the aesthetics of period homes in the area, this is outstanding modern home strikes the perfect balance of characterful design with every-day living requirements - could this be the perfect village home?

SOLO SAY: It's hard to imagine a more idyllic, 'picture postcard', village scene; the village green with duck pond, lovely countryside walks, a cricket ground just a few yards away and watching the wildlife from the comfort of your homely country retreat.

This is a rare opportunity in today's property market and we recommend a personal viewing to fully appreciate the spacious and flexible accommodation and how the wonderful position bestows a restful and tranquil atmosphere on the house.





A central hallway leads into a spacious and versatile sitting room with a feature chimney breast having inset wood burning stove, alcove study area and a window overlooking the duck pond. The perfectly proportioned garden room adds further flexibility and allows full enjoyment of the garden in all weathers. The through dining kitchen provides sociable dining and living space combined with a range of units having plenty of storage and workspace together with an integrated electric oven and hob. There is a useful storage cupboard and door to the garden.

On the first floor, you'll find a bright and spacious landing. Bedroom one has a recessed wardrobe and a window with lovely views over the duck pond to the front, bedroom two also has a recessed wardrobe and the same delightful views, and bedroom three is a good size single bedroom with a window to the rear. The bathroom completes the accommodation with a modern white suite including a bath with shower over.

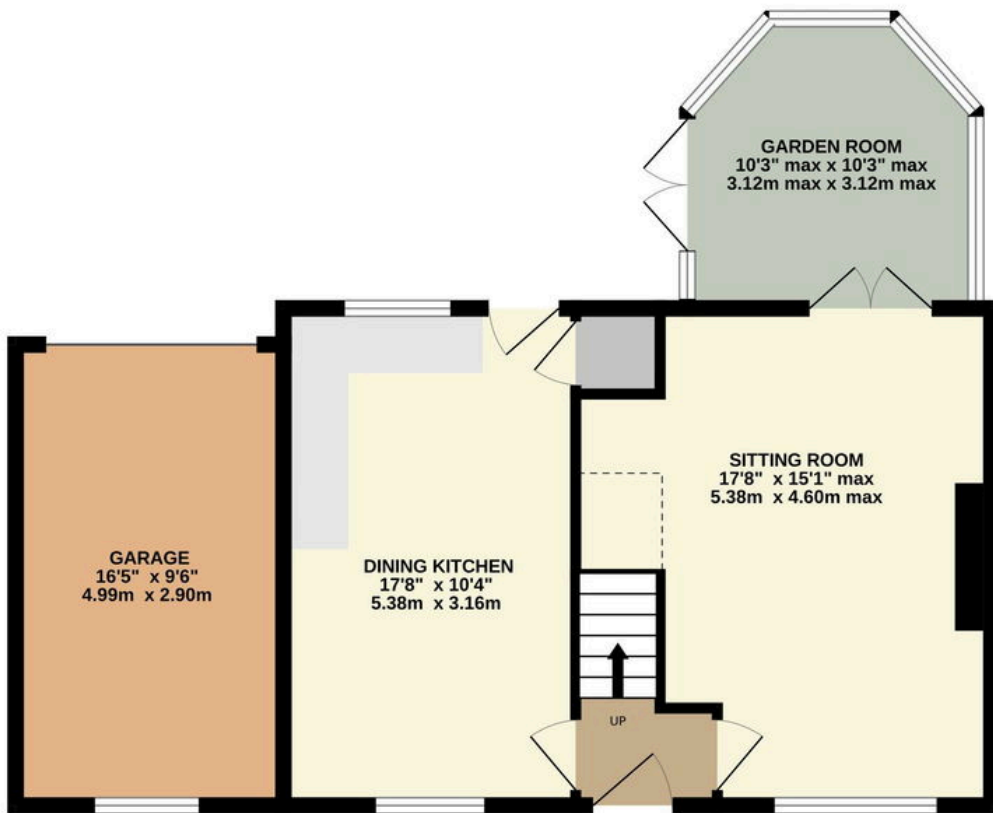


The property is approached over a shared gravelled courtyard where there is a parking space in front of the good size single garage. The private and enclosed garden has been designed with ease of maintenance in mind with paved pathway and Astro-turf.

North Stainley has a thriving and active community with a traditional range of amenities including primary school, cricket field and village hall.

Ripon is approximately four miles away and provides a wide choice of amenities together with excellent schools for all ages, including the renowned Ripon Grammar, together with first class sports and leisure facilities. The village is superbly placed for regular travellers and commuters with links to the A1(M) and rail connections ten miles away in Thirsk.



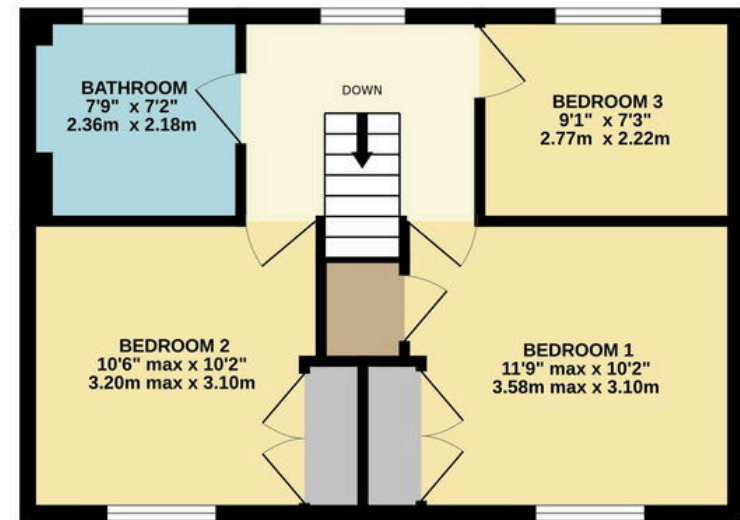


GROUND FLOOR

WATERMILL CROFT, NORTH STAINLEY

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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