



Hutton Conyers, Ripon, HG4 5DX

£479,950

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A wonderful, modern interpretation of the classic village home combining the rare benefits of tranquil country life with an especially convenient location just two miles from the historic cathedral city of Ripon and only three miles from junction 50 of the A1(M).

SOLO SAY: This outstanding home is one of just two properties constructed approximately twenty years ago using pleasingly traditional materials in a time-honoured, classic double-fronted style. The high standard of construction has clearly stood the test of time and the bespoke design, thoughtful features and high specification ensure this diligently maintained example compares favourably with mass-produced new-build houses to this day.

The generously proportioned and versatile accommodation is ideally configured for families and modern life, with the star attraction being a fabulous open-plan living kitchen with French doors providing seamless indoor/outdoor connectivity. The property is immaculately presented and attractively decorated throughout with bright and neutral tones to highlight the attractive joinery and maximise the ample natural light, resulting in a property that is eye-catching, homely and practical. This home benefits from oil-fired central heating, double glazing throughout and an EV charging point.





The impressively spacious central hallway makes a great first impression and leads to the staircase with under-stairs cupboard and a ground floor WC. The inviting sitting room has a bay window to the front and a wood-burner set in a characterful brick fireplace. A separate dining room with bay front window and study at the rear add to the versatility.

The stunning kitchen offers sociable living or dining areas together with a superbly designed and highly specified work-space fitted with a range of Bosch appliances, granite work-surfaces an integrated dining/ breakfast bar. A utility room keeps laundry appliances separate and adds a further degree of practicality.

The staircase is met by a generous landing, allowing you to explore further... bedroom one enjoys long distance views to the rear and has the luxury of an en-suite shower room, bedroom two has a window to the front, a recessed wardrobe and also benefits from an en-suite shower room, bedroom three has a front window and a recessed wardrobe, bedroom four is currently used as a dressing room and a well-appointed house bathroom completes the accommodation.



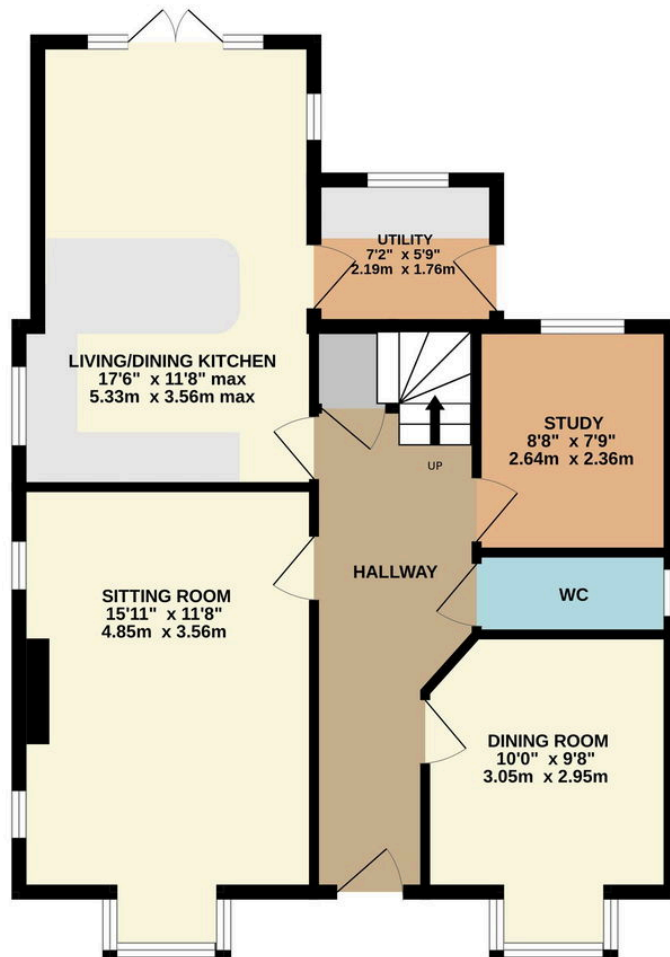
To the front of the house is a small, low maintenance garden and a long driveway continues to the side to an EV car charging point and single garage. The private rear garden is ideally sized for relaxation and offers a paved patio and shaped lawn with borders and paved pathway.

Satisfyingly peaceful but agreeably convenient, Hutton Conyers remains highly sought-after by those who appreciate village life without feeling 'cut-off' from day-to-day amenities. Approaching from any direction brings you through pleasant countryside lanes; a far cry from the sprawling developments that are so prevalent in the wider region.

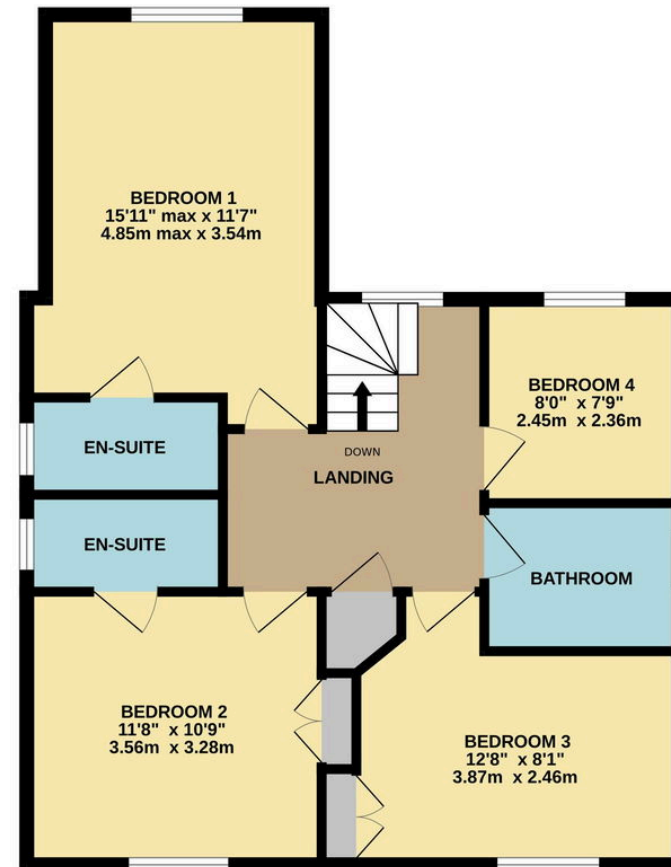
The picturesque market place in the charming small city of Ripon lies within about 2.5 miles and you can find a wide range of shops, cafés, supermarkets and boutiques situated around the compact centre. There is a Marks & Spencer food hall within 2 miles of the property and Ripon provides excellent schools 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 approximately 9 miles away in Thirsk.





GROUND FLOOR



1ST FLOOR

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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