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Greystone House Sharow Lane, Sharow, Ripon, HG4 5BG

Guide Price £1,250,000

Property Images



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Sharow Lane, Sharow, Ripon, HG4

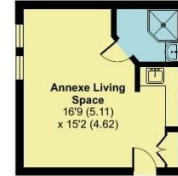
Approximate Area = 3141 sq ft / 291.8 sq m

Garage = 269 sq ft / 24.9 sq m

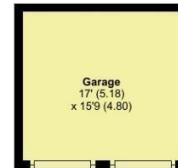
Annexe = 278 sq ft / 25.8 sq m

Total = 3688 sq ft / 342.5 sq m

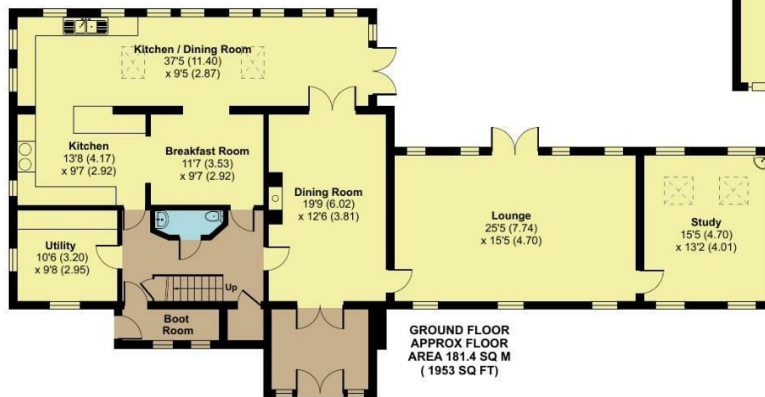
For identification only - Not to scale



**ANNEXE
APPROX FLOOR
AREA 25.8 SQ M
(278 SQ FT)**



**GARAGE
APPROX FLOOR
AREA 24.9 SQ M
(269 SQ FT)**

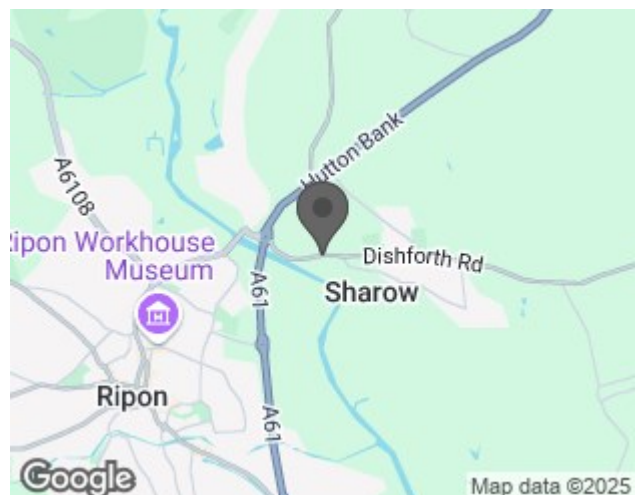


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1273003

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 4 Reception: 3 Tenure: Freehold

Summary

Nestled in this picturesque position this remarkable extended four bedroom family home with separate annex, offers over 3000 sq ft of flexible living space offering modern comforts with versatility. Set within approximately one acre of beautifully landscaped gardens, providing a serene retreat for family living.

Upon entering, you are greeted by a stunning entrance dining hall featuring an ornate fireplace, setting a warm and inviting tone. The spacious lounge, adorned with oak flooring, is bathed in natural light, creating an ideal space for relaxation and entertaining. The heart of the home is undoubtedly the exquisite living kitchen, complete with an AGA and a generous dining area, perfect for family gatherings and culinary delights. Additional conveniences include a ground floor WC, a separate utility room, and a dedicated study/library, catering to all your family's needs. There is also a wine store and useful boot room ideal for those muddy feet.

The first floor is home to a luxurious master suite, which includes a dressing room and a private en-suite bathroom, ensuring a tranquil sanctuary overlooking the grounds. A guest bedroom with its own en-suite, along with two further bedrooms and a well-appointed house bathroom, provide ample accommodation for family and guests alike.

Externally, the property features extensive gardens that are predominantly laid to lawn, complemented by established borders, shrubs, and mature trees, entertainment area, creating a picturesque outdoor space. A separate double garage with power and electric doors offers practical storage solutions, while an additional annex with an open-plan living studio with a separate shower room, makes it ideal for elderly relatives or extended family.

With extensive parking for multiple vehicles, this exceptional family home truly offers a unique opportunity in a beautiful setting just minutes from Ripon City with easy access to the A1/A61 and within catchment to Ripon Grammar.

Features

- FABULOUS FOUR BEDROOM DETACHED FAMILY HOME WITH SEPARATE ANNEX • SET IN AN ENVIABLE POSITION ON THE OUTSKIRTS OF RIPON CITY • THREE RECEPTION ROOMS • BEAUTIFUL OPENPLAN LIVING KITCHEN WITH AGA AND EXTENSIVE DINING • SEPARATE UTILITY ROOM AND WC TO GROUND FLOOR • MASTER BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE BATHROOM • THREE FURTHER BEDROOMS ONE WITH ENSUITE SHOWER ROOM AND HOUSE BATHROOM • DOUBLE GARAGE, EXTENSIVE PARKING FOR MULTIPLE VEHICLES • BEAUTIFUL PLOT EXTENDING TO AROUND 1 ACRE OF MATURE GROUNDS • WITHIN 1/2 MILE OF RIPON CITY IN A LOVELY VILLAGE LOCATION