



FOUNTAINS RECTORY, WINKSLEY, HG4

£875,000

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# Immaculate detached village house with generous gardens.

Fountains Rectory is an impressive, detached family home occupying a fabulous semi-rural position within the ever-popular village of Winksley.

This immaculate home is finished to the highest standards throughout with stylish accommodation comprising a central entrance porch leading to a welcoming reception hall with modern downstairs shower room and under stairs storage. To the front of the house are two dual aspect reception rooms, one with an open fire, both overlooking the front gardens and church beyond.

A particular feature is the stunning, light filled dining kitchen space to the rear of the house. A range of shaker style cabinetry provides ample storage, with integrated appliances and oak work surfaces. A separate dining area with French doors to the rear gardens offers the perfect space for entertaining. Completing the excellent ground floor is a useful utility room with the same cabinetry as the kitchen, with a rear entrance hall and garage off.

To the first floor a generous landing with large linen cupboard provides access to four good sized bedrooms, all with fitted storage and serviced by a luxurious house bathroom with separate walk-in shower enclosure and freestanding bath.



<b>Tenure</b> Freehold	<b>Local Authority</b> North Yorkshire Council	<b>Council Tax Band</b> Band F	<b>EPC Rating</b> D
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## Accommodation continued...

The skilfully converted loft space on the second floor is accessed via a staircase from the first-floor landing and houses the impressive principal double bedroom suite with spectacular views, en suite shower room, and space for a dressing area or office workspace/study.

## Outside

Fountains Rectory occupies a particularly generous plot extending to approximately 0.3 acres in total. The house sits behind double timber gates revealing a lengthy driveway, suitable for parking several vehicles, leading to an attached garage to the rear corner of the property. The extensive gardens wrap around the house and are mainly laid to lawn with established planted beds, terrace seating areas to enjoy the sun throughout the day, and mature trees and hedging providing a high degree of privacy.

## Location

Winksley is a popular rural village located 5 miles to the west of Ripon and 13 miles to the north of Harrogate. It is located in the Nidderdale Area of Outstanding Natural Beauty amongst some picturesque countryside which includes attractions such as the World Heritage Site of Fountains Abbey and Brimham Rocks, both of which are nearby. There is also excellent schooling for all ages locally, namely the village primary schools at Grantley and Kirkby Malzeard, and the highly reputable Ripon Grammar School. There are plenty of woodland walks on the doorstep and two country pubs are within walking distance.



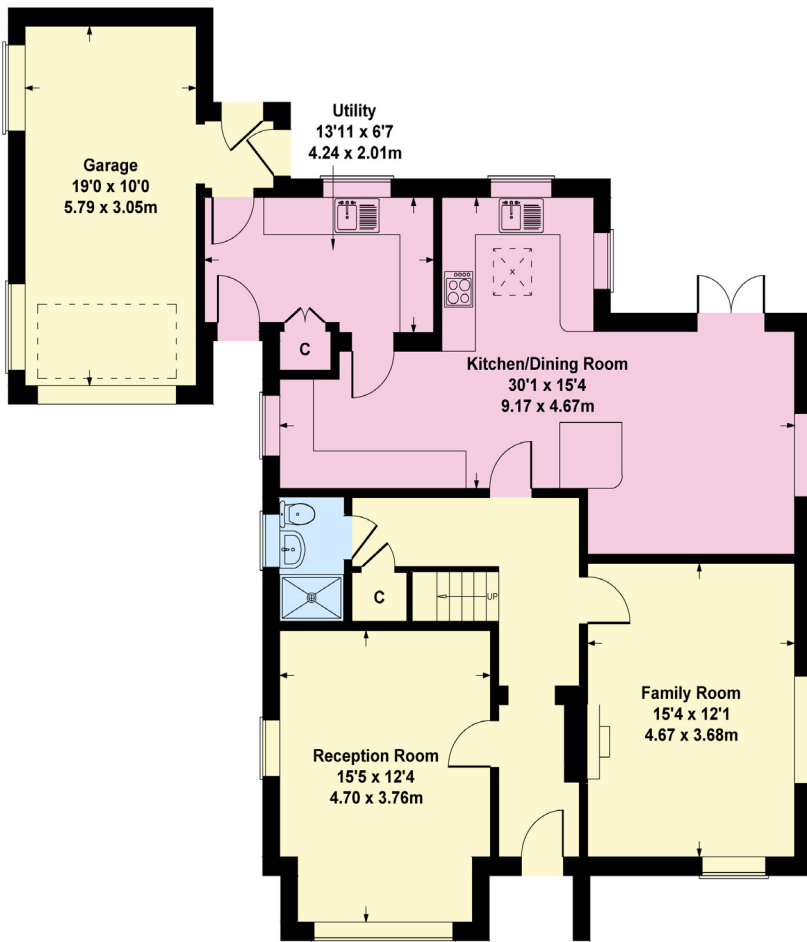
## Services

We are advised that the property is connected to mains electricity, water and drainage. Oil fired central heating.

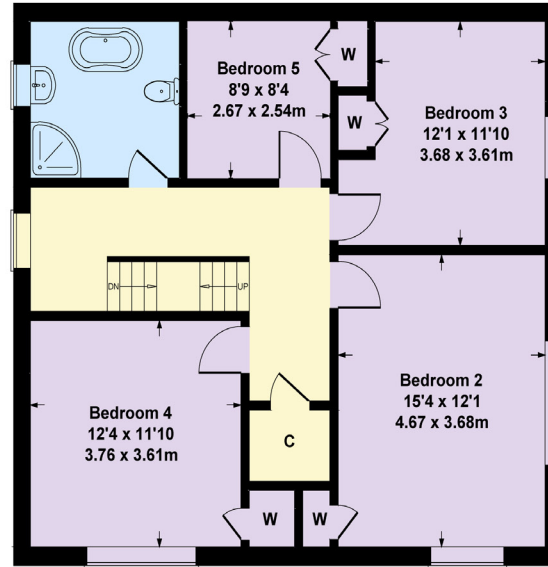
## Directions - HG4 3NR

Upon entering the village of Winksley from the Galphay end carry on until you reach St Cuthbert & St Oswalds Church on your right-hand side where Fountains Rectory will be found directly opposite on the left-hand side of the lane (Fountains Gate).

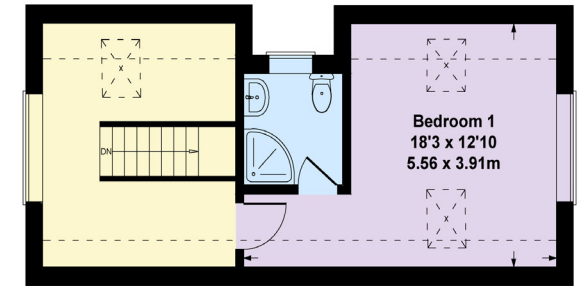




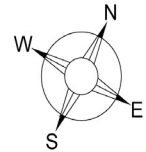
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

**Fountains Rectory, Winksley, Ripon, HG4 3NR**



**APPROXIMATE GROSS INTERNAL AREA**  
House - 2250 sq ft - 209 sq m  
Garage - 194 sq ft - 18 sq m  
Total - 2444 sq ft - 227 sq m

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated March 2024. Photographs dated September 2023 and March 2024.

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An aerial photograph of a rural village. In the center, a large stone church with a tall spire stands on a grassy plot. To its left is a cemetery with rows of headstones. Surrounding the church are several houses of varying sizes, some with swimming pools. A dirt road winds through the fields, leading to a farm complex with several large barns. The landscape is dominated by lush green fields, some with hedges, and scattered trees. In the top right corner, there is a dark teal rectangular box containing the text 'NORTH RESIDENTIAL' in white, with 'NORTH' in a larger font and 'RESIDENTIAL' below it, flanked by horizontal lines.

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