



INGS HOUSE FARM, BISHOP MONKTON

£1,475,000

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Charming, listed village home with extensive outbuildings and land.

Ings House Farm is a charming Grade II listed 17th century detached home occupying a particularly private yet central position within the heart of the ever-popular village of Bishop Monkton.

This impressive property has retained a wealth of original period features throughout including exposed beams, timber framed windows and feature fireplaces. The current owners have updated and improved the property during their ownership with works including the installation of a gas fired central heating system, new kitchen, bathrooms and redecoration.

Internally, the spacious accommodation is arranged over two floors plus a large boarded out attic space with eaves storage. A central reception hall leads to an impressive double aspect drawing room with beamed ceiling, feature fireplace with wood burning stove and doors out to the delightful south-facing gardens. To the opposite side of the hall is a further reception room, currently utilised as a cosy sitting room that would also lend itself well to being a dining room. The breakfast kitchen has a range of fitted cabinetry, integrated appliances, quartz work surfaces, Aga, boiling tap, island unit with storage, and a bespoke bench seating area beneath a pretty curved bay window.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
Band G

EPC Rating
N/A - Listed Building





Accommodation continued...

The remaining ground floor accommodation consists of a garden room with glazed atrium ceiling, spacious pantry/back kitchen, generous utility room with underfloor heating and vaulted ceiling, and a rear hall with guest w/c off.

To the first floor is an impressive principal bedroom with fitted wardrobes, large eaves storage area, fully tiled en suite bathroom, and a separate dressing room/potential fourth bedroom. Two further bedrooms to the opposite side of the landing are serviced by a luxurious fully tiled shower room.

Gardens and Grounds

The property has access to the front via a bridge over the beck leading to ornate electrically operated gates which open to a gravelled parking area for numerous vehicles. There is also a separate entrance into the rear courtyard via Ings Lane. The generous established grounds are a particular feature with the main gardens lying to the south of the house, predominantly laid to lawn with mature trees and shrubs along the boundary providing a high degree of privacy. Beyond the gardens is a large pond, a haven for wildlife, with a pretty walkway surrounding it and a jetty area making an ideal place to sit and admire the view.

The significant outbuildings, attached to the rear of the house, comprise a large double garage, versatile studio space overlooking the gardens, two useful stores and a stable. There is potential to further develop the outbuildings, subject to gaining the necessary planning permissions. On the opposite side of the rear courtyard is a gardener's w/c and separate store.

Adjoining the gardens along the eastern boundary are two connected fields, ideal for grazing or as paddock land, with a large copse of trees in the centre and separate vehicle access from the lane to the rear of the property. The gardens and land combined extend to some 5.66 acres in total.





Location

Ings House Farm is located in the centre of Bishop Monkton which is highly regarded as an ideal English village with a picturesque stream at its heart. There is a selection of amenities within the village itself, including a church, public house and a village hall, as well as top performing local primary and in catchment area for Ripon senior schools. For the commuter, the village is well placed for both local and national road routes, including the A61 and the A1(M). For public transport, local bus routes pass through the village and rail links are accessible from the stations of Harrogate, Thirsk and York.

Services

All mains services are connected to the property. Gas fired central heating is installed.

Directions - HG3 3QT

Follow the road into Bishop Monkton (Moor Road) from the Ripon Road (A61) until arriving at a crossroad. Continue straight ahead onto Hungate and take the next right onto St John's Road where the entrance to Ings House Farm will eventually be found on the left-hand side of the road just after passing the Masons Arms pub on your right.

Viewing Arrangements

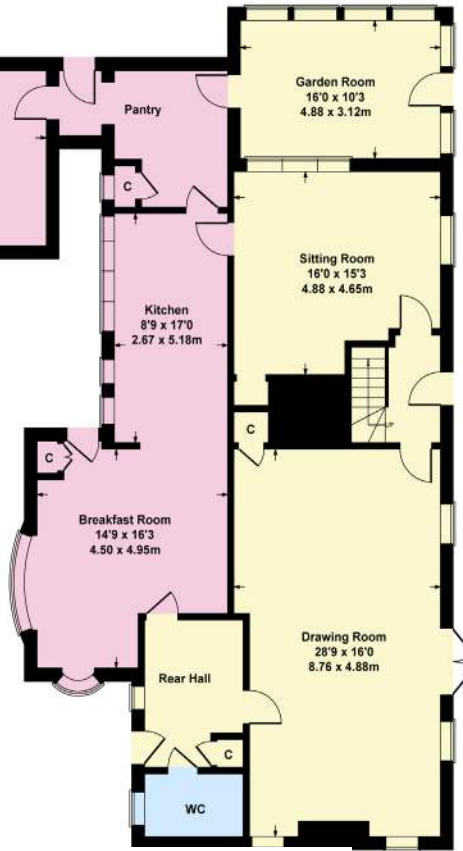
Strictly by appointment via the selling agent – North Residential
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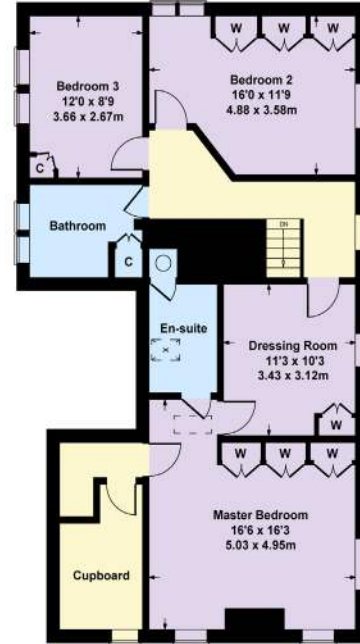


Ings Farm, Bishop Monkton, HG3 3QT

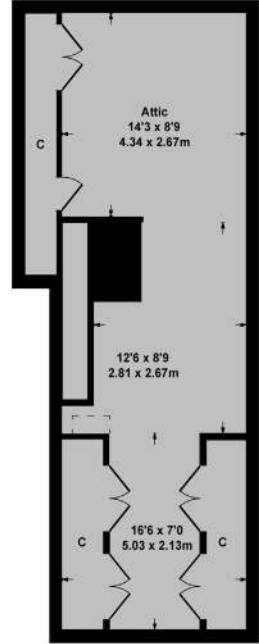


GROUND FLOOR

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.



FIRST FLOOR



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA
 House - 3563 sq ft - 331 sq m
 Garage - 366 sq ft - 34 sq m
 Outbuilding - 980 sq ft - 91 sq m
 Total - 4909 sq ft - 456 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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Particulars dated June 2024. Photographs and videos dated June 2024.

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