



FAIRVIEW, GREEN GARTH

OFFERS OVER £1,400,000



# Luxurious detached family home boasting a private garden and countryside views.

Fairview is a stunning home situated in the heart of the picturesque village of Little Ribston, within striking distance of Harrogate town centre, as well as Knaresborough and Wetherby; two utterly charming and affluent Yorkshire market towns.

This stylish family home has been designed to take advantage of its setting and orientation, boasting far reaching views over a magnificent garden and open countryside.

Internally there is over 3,200 square feet of flexible living accommodation, with contemporary fittings and décor throughout. Occupying a prominent position on this exclusive development of four houses and perfectly positioned within its beautiful, landscaped grounds, which include, private parking and double garage. Along with a summer house and home gym, which both benefit from Cat-6 cabling and wifi; making them an ideal home office if required – it is truly a bespoke home like no other.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
G

**EPC Rating**  
B









# Property Description.

Fairview has been finished to the highest of standards, boasting a luxurious bespoke finish throughout, the property in brief comprises; a warm and welcoming reception hall, cloakroom and w/c, study, sitting room with log burning effect stove and additional snug/ family room.

To the rear of the ground floor is a phenomenal open plan living dining kitchen with large central breakfast bar, integrated Bosch appliances, bespoke shaker cabinets, quartz worktops, wine fridge, plenty of room for a large dining table and a cosy place to relax with log burning stove – a set of sliding doors lead directly out to a paved patio, with a mature garden beyond.

Adjacent to the kitchen is a large utility, with space for washing machine and tumble dryer and plenty of cupboard storage. An internal door leads into the integral double garage.

To the first floor is a generous landing with storage, a master bedroom suite offering views over the garden and open countryside beyond, with a bespoke and stylish, fully fitted walk in wardrobe and en suite shower room with walk in shower.

Four further double bedrooms, two benefit from built in wardrobes, along with modern tiled en suite bathrooms, plus an additional house bathroom with both bath and shower.

To the second floor, is a further two double bedrooms, again with built in wardrobes, a hidden playroom/ den and house shower room.





## Outside

The property is fronted by an attractive block-paved driveway for three cars and access into the double garage. The planted borders and small lawn area, offer great kerb appeal to the front.

To the rear of the property, the fully enclosed private garden is beautifully landscaped by the current owners, with mature hedging, large lawned areas, lighting, perfectly placed patios to follow the sun, pergola, well stocked planted flower beds and two fabulous and versatile summer houses, with one being currently utilised as a home gym. The north-west facing garden benefits from sunlight all afternoon and evening, with stunning sunsets.

With fields and rolling hills beyond, this garden is a perfect space for entertaining; with beautiful colour and manicured gardens, it truly is a stunning and private sanctuary for all friends and family to enjoy.

## Services

We are advised the property has mains electricity, water and drainage. The property benefits from an air source heat pump, EV charger and fibre broadband.

## Location

Situated on a small exclusive development in the quaint village of Little Ribston. The property is surrounded by picturesque countryside with an array of cycling routes, walks and bridleways. The nearby market town of Wetherby offers a good range of local amenities, such as supermarkets, independent shops, cafes, and restaurants. Nearby Knaresborough offers a wider range of amenities, including leisure and tourist attractions. For the commuter, the property is conveniently located with easy access to the A1(M) motorway and via the A59 to Harrogate and York. Several highly regarded schools are located nearby.





# Green Garth, Little Ribston, Wetherby, LS22

Approximate Area = 3240 sq ft / 301 sq m  
 Limited Use Area(s) = 205 sq ft / 19 sq m  
 Garage = 400 sq ft / 37.1 sq m  
 Outbuilding = 424 sq ft / 39.3 sq m  
 Total = 4269 sq ft / 396.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for North Residential. REF: 1189641

**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 January 2024. Photographs and videos dated January 2024.

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