

Grange Farm Court, Hopperton, Knaresborough Asking Price £799,500

**** 50% OF THE STAMP DUTY PAID BY DEVELOPER ****

A contemporary barn conversion offering substantial four bedroom family living accommodation, imaginatively designed with stunning open views and finished to the highest specification.



Foreword

Grange Farm Court is an exclusive development of individual, luxury barn conversions located within Yorkshires Golden Triangle. Tucked away at the head of the delightful hamlet of Hopperton in a private courtyard and enjoying panoramic views across open countryside and woodland. The development offers quick and easy access to the major travel routes including the A1 motorway with Knaresborough, Harrogate, Boroughbridge and York within short travelling distance. Cattan Station provides rail links throughout the country and there is no doubt that these plots will be ideal for both young and mature families alike.

Accommodation

The Grainstore has an individual layout and design featuring open plan living accommodation combined with generous bedrooms, en-suite master and guest suites, and luxury bathrooms.

The double height entrance hall to both properties is light and spacious with vaulted ceilings and oak staircases with glass balustrades leading to the first floor accommodation.

The feature room of the property is the stunning open plan living arrangement with floor to ceiling windows, exposed steel beams and bi-fold doors running out onto the rear gardens beyond.

The property enjoys a contemporary kitchen designed by Concept Kitchens with shaker style units and Quartz worktops and includes an integrated dishwasher, quooker tap, fridge freezer, oven and hob, warming drawer, wine cooler as well as a combination oven and microwave.

A separate snug/office provides a more cosy and private space away from the main living area's. There is a downstairs cloakroom, with the ground floor accommodation completed by a utility and boot room with plumbing for a washing machine, and built in base units with sink unit. The utility rooms also have a rear access out onto the gardens.

To the first floor are four substantial double bedrooms, the master of which has both a dressing room and an en-suite shower room. There is a guest bedroom also with an en-suite in addition to a luxury house bathroom designed by Ripon Interiors with contemporary sanitary wear and thermostatically controlled underfloor heating.

All four bedrooms provide elevated open views with huge amounts of natural light giving a real sense of space and separation.

The Grainstore benefits from gas fired central heating with underfloor heating throughout the ground floor and an internal finish which is to the highest specification.

To The Outside

The property is situated at the head of the Grange Farm Court development having a front driveway with parking in addition to a good sized integral car port with electric car charging point.

Constructed from a striking combination of reclaimed brick and timber boarding set under a grey metal profile roof which give a distinctive and more contemporary twist. Aluminium glazing alongside a magnificent full height aluminium framed entranceway adds to the individuality.

One of the outstanding features of the property is the generous rear gardens which are extensively laid to lawn with a flagged patio running out from the bi-fold doors.

The garden enjoys a stunning open rear and side aspect across rolling countryside with clearly defined fenced boundaries.

Completion is available without delay and an early inspection is strongly recommended to appreciate the true quality and setting of this stunning barn conversion.

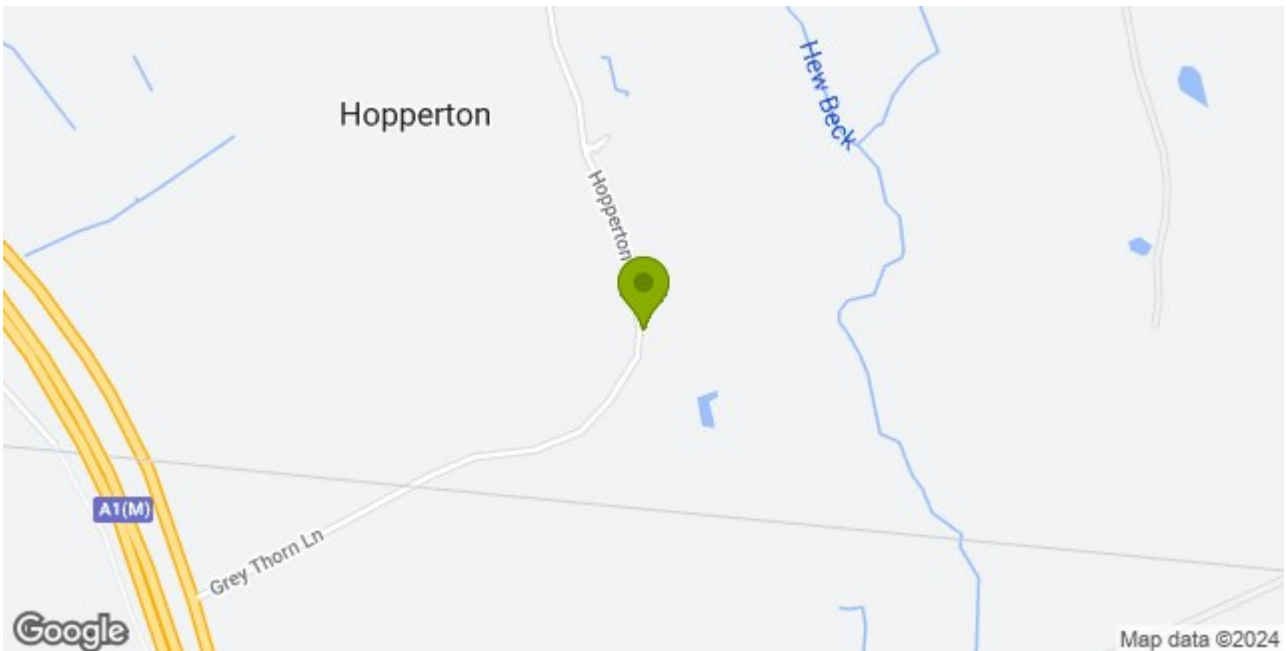
Agents Note

The vendor is happy to consider properties for part exchange.

The Grainstore



ROOM	METRES		FEET	
ENTRANCE HALL	3.66m	x 3.20m	12' 0"	x 10' 6"
KITCHEN	4.55m	x 2.15m	14' 11"	x 7' 1"
LIVING/DINING (narrows to 3.5m)	8.99m	x 6.97m	29' 6"	x 22' 10"
SNUG	4.17m	x 3.37m	13' 8"	x 11' 1"
UTILITY	2.45m	x 3.10m	8' 0"	x 10' 2"
PLANT ROOM	2.64m	x 1.00m	8' 8"	x 3' 3"
BEDROOM 4	4.87m	x 4.06m	15' 12"	x 13' 4"
BEDROOM 3	4.06m	x 3.80m	13' 4"	x 12' 6"
BATHROOM	3.50m	x 2.90m	11' 6"	x 9' 6"
BEDROOM 2	4.00m	x 4.48m	13' 1"	x 14' 8"
PRINCIPAL BEDROOM (1)	5.60m	x 3.08m	18' 4"	x 10' 1"
DRESSING AREA	1.30m	x 3.40m	4' 3"	x 11' 2"
ENSUITE	1.80m	x 3.40m	5' 11"	x 11' 2"



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