



**THE COACH HOUSE
URE BANK TERRACE, RIPON**

**£825,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A unique opportunity to purchase this stunning, brick built, detached coach house which has recently been updated to create the most exquisite accommodation with a wealth of features, beams and open plan, living, creating a truly magnificent home.

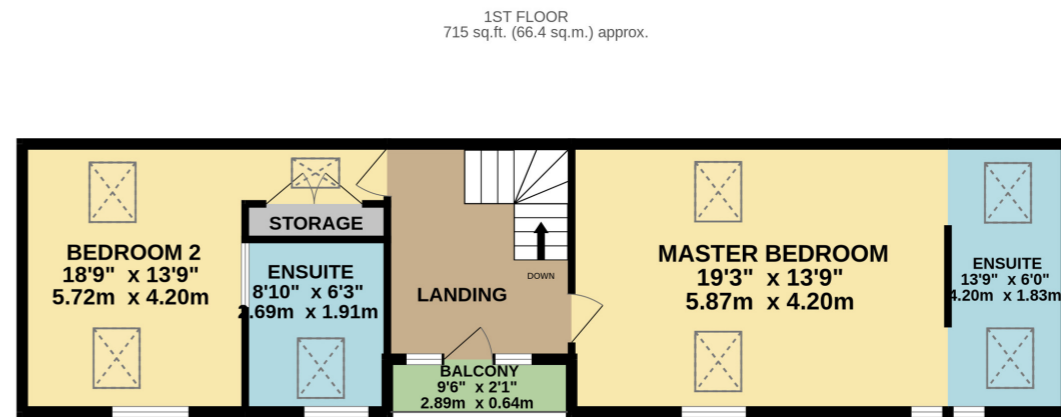
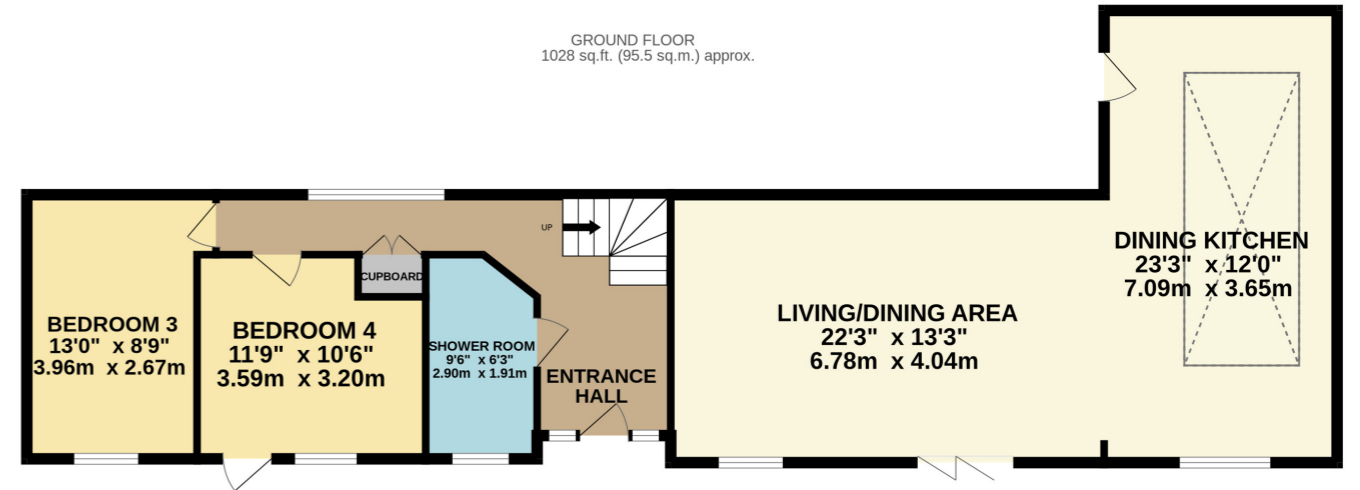
The property is situated in an extremely convenient yet secluded location on the outskirts of the cathedral city of Ripon. An internal inspection is truly required to fully appreciate the property which has the benefit of ground source heating, beautifully appointed kitchen and bathrooms, large open plan living, balcony and beautifully kept patio and enclosed lawn gardens.

The accommodation comprises: Covered porch area leading to a magnificent entrance hall with open staircase, open plan, living/dining room with wooden flooring and doors to the patio and a magnificent breakfast kitchen with large central island, Aga and a bank of ovens and microwave, along with a fully glazed ceiling.

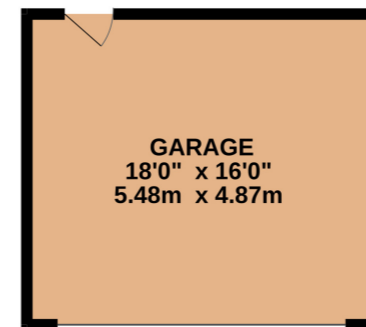
- 4 BEDROOMS**
- 2 RECEPTION ROOMS**
- 3 BATHROOMS**
- COUNCIL TAX: F**
- ENERGY RATING: C**
- TENURE: FREEHOLD**

An inner hallway with storage cupboard leads to two bedrooms and a luxury shower room.

To the first floor are two bedroom suites, both with stunning en suites, storage cupboard and balcony.



GARAGE
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

The property is approached via a private driveway leading to parking and a **Double Garage 18' x 16'** with personal door to the enclosed courtyard and gates leading to an enclosed access.

The courtyard is set mainly to flagstones with timber boundary fencing, raised flowering borders and steps leading to a large lawned garden with mature boundaries and a pathway leading to further hidden garden area.

Agent's Note

The conversion was from a property dating back to 1876 and won the best sustainability project in Ripon, in 2009.

DIRECTIONS - HG4 1JG

From Ripon take North Street, in turn becoming North Road. Cross over the river and at the roundabout take the first exit into Ure Bank which becomes Ure Bank Terrace.



APPROXIMATE DISTANCES

Ripon Centre	1,300 metres
Railway Station	12 miles
Bus Route	350 metres
Airport	23 miles



INSIDE

GROUND FLOOR

Entrance Hall	
Living/Dining Room	22'3" x 13'3"
Dining Kitchen	23'3" x 12'
Inner Hallway	
Bedroom Three	13' x 8'9"
Bedroom Four	11'9" x 10'6"
Shower Room	9'6" x 6'3"





FIRST FLOOR

- Landing
- Balcony 9'6" x 2'1"
- Bedroom One 19'3" x 13'9"
- En Suite 13'9" x 6'
- Bedroom Two 18'9" x 13'9"
- En Suite 8'10" x 7'4"

