

THE RETREAT, LUND LANE  
KILLINGHALL  
HG3 2BQ





# THE RETREAT | LUND LANE | KILLINGHALL | HG3 2BQ

An extremely rare opportunity to purchase this brick built, detached family property situated in an enviable location on the edge of the village, adjacent to open countryside with a fabulous outlook

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Porch | Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room

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Principal Bedroom | His & Hers En-suites | Dressing Room

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Four Further Bedrooms | Two En-suites | House Shower Room | Study

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Garden | Garage

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Council Tax: G | Energy Rating: TBC | Tenure: Freehold

## £850,000







**The property is approached by a long private driveway leading to a courtyard drive giving access to the wraparound gardens which have the benefits of all day sunshine, creating a fabulous space to enjoy.**

The versatile accommodation is set over two floors and has the benefit of double glazing and central heating with a large living space with exposed beams and a principal bedroom with his and her en-suites and dressing room.

The accommodation comprises: Entrance porch leading to a welcoming entrance hall with velux window, inner hall with staircase to the first floor, living room with wood burning stove and doors leading to the garden, further sitting area with vaulted ceilings and exposed beams opening to a dining room, beautifully appointed kitchen with integrated appliances, principal bedroom with both his and her en-suites and a dressing room, two further first floor bedrooms both having en-suite facilities, separate house shower room, large utility room and integral garage with storage area.

To the first floor are two further bedrooms and a home office, all with a maximum head height of 6'5". There is also access to a large roof void with a maximum head height of 5'3", giving excellent storage.









## OUTSIDE

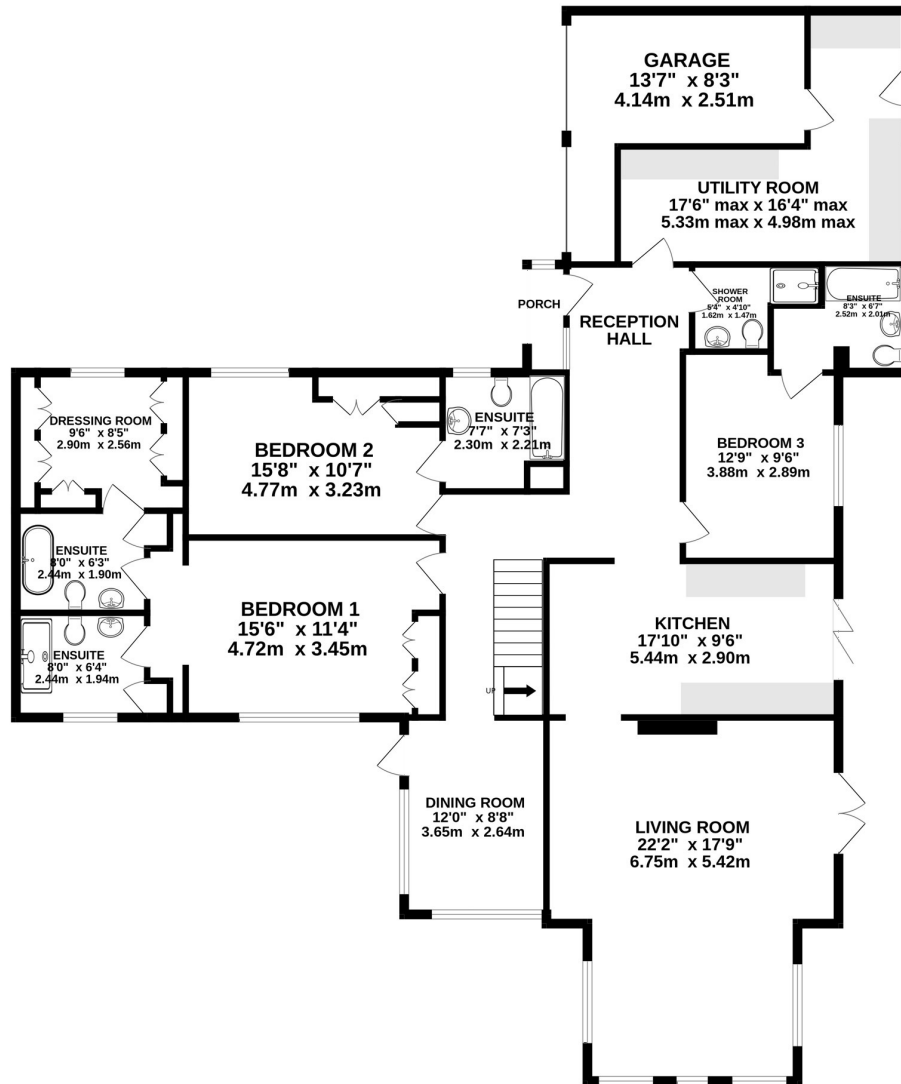
The property is approached via a long driveway, with five bar gate, leading to the internal courtyard driveway and hard stand, ideal for a motorhome or caravan.

The wraparound garden is set mainly to lawn with flagged patios, block paved patios, pergola, well stocked borders with raised flowering troughs, a timber garden shed and a greenhouse.

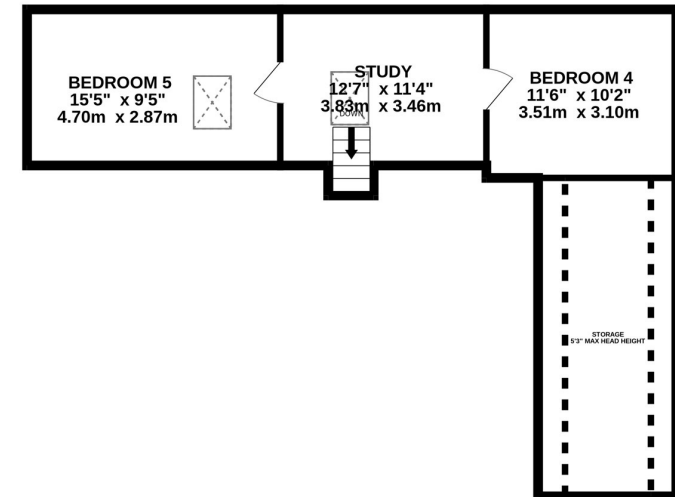
The garden is enclosed by mature boundary hedges and wrought iron railings.



GROUND FLOOR  
1968 sq.ft. (182.9 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 2521 sq.ft. (234.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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