



## Proctor Barn, Fountains Farm, Ripon

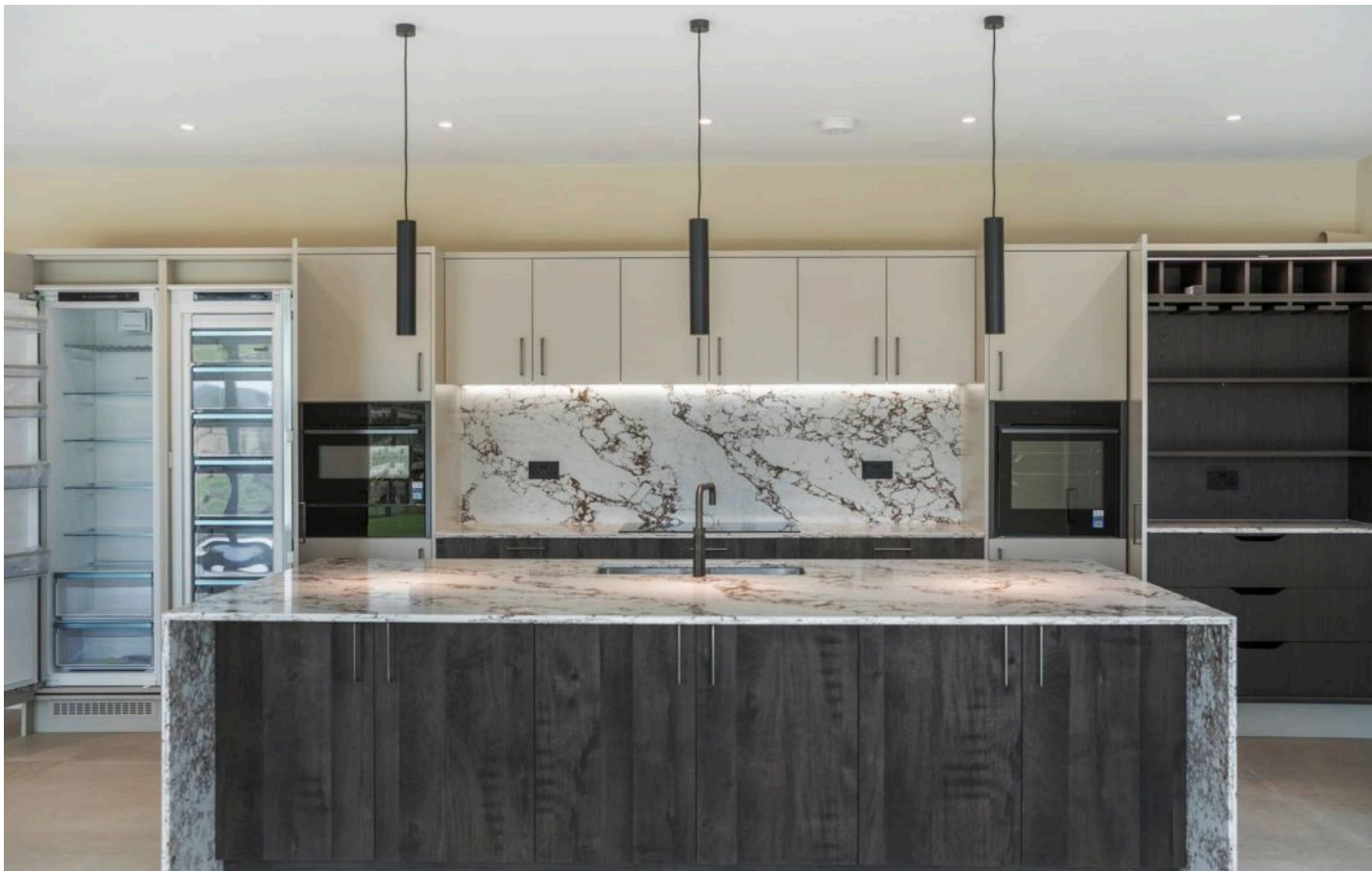
Ripon

Guide Price £950,000



# MYRINGS





## Proctor Barn, Fountains Farm

Ripon

**\*ENERGY A RATED PROPERTY\*** Forming part of an exclusive farm stead development within moments walk of the fabulous Fountains Abbey, this exceptional barn conversion presents a rare opportunity to own a newly completed home that seamlessly blends rural heritage with contemporary luxury.

Council Tax band: D

Tenure: Freehold

- ENERGY-EFFICIENT DESIGN WITH AIR SOURCE HEAT PUMP, SOLAR PANELS & TRIPLE GLAZED WINDOWS THROUGHOUT
- NEW ECO BARN CONVERSION WITH NO ONWARD CHAIN
- LUXURY OPEN-PLAN KITCHEN/DINER
- PRINCIPAL BEDROOM WITH AMAZING EN-SUITE AND WALK-IN SHOWER
- EXPANSIVE GARDENS WITH UNINTERRUPTED COUNTRYSIDE VIEWS
- MAGNIFICENT UNIQUE LOCATION NEAR TO FOUNTAINS ABBEY & GRANTLEY HALL
- EXCEPTIONAL WORKMANSHIP THROUGHOUT
- A-RATED EPC

MYRINGS





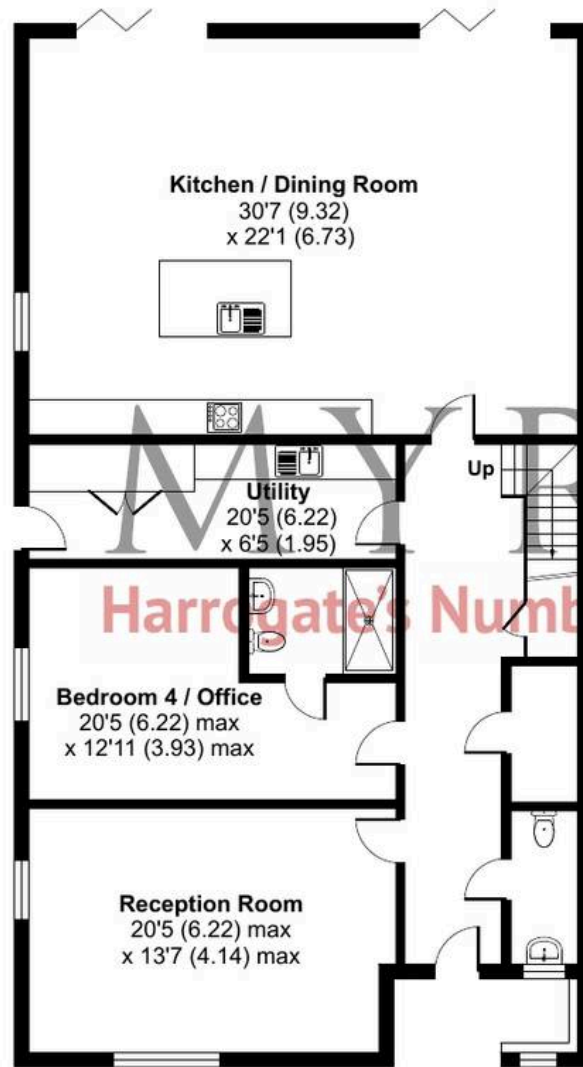
# Proctor Barn, Aldfield, Ripon, HG4

Approximate Area = 2793 sq ft / 259.4 sq m (excludes void)

Limited Use Area(s) = 466 sq ft / 43.2 sq m

Total = 3259 sq ft / 302.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height











## Myrings Estate Agents

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