





# Long Ridge Lane Upper Poppleton, York YO26 6HB

£1,325,000



Award-Winning, Architecturally Enhanced Detached Home in a Prime Village Setting.

Beech House is a truly impressive and deceptively spacious modern detached residence extending to almost 3,400 sq ft. The property has undergone a series of striking, award-winning extensions, creating a contemporary yet welcoming family home of rare scale and quality.

Discreetly positioned along the sought-after Long Ridge Lane in the heart of Upper Poppleton, this exceptional property is within walking distance of the village green, local shops, cafes, well-regarded schools, and the train station offering quick access to York, Harrogate and Leeds.

The accommodation is perfectly arranged for modern family living and entertaining. At its heart is a stunning open-plan kitchen, carefully designed with sleek cabinetry, integrated appliances and generous dining and seating space ideal for both family meals and hosting guests. The ground floor further boasts two elegant yet flexible reception rooms, each filled with natural light and enjoying views over the landscaped gardens.

Upstairs, the layout continues to impress with a total of six well-proportioned bedrooms, (one of which is currently used as a cinema room), four contemporary bathrooms, and a series of cleverly designed storage areas. The principal suite is a standout, with vaulted ceilings, a private dressing area and a luxury en-suite overlooking the countryside beyond.

To the rear, the house opens onto a sizeable, a landscaped garden which enjoys a high degree of privacy and uninterrupted rural views an unexpected and delightful surprise given its village location. (The Swim Spar is by separate negotiation).

Practical elements include an integral garage, ample driveway parking, utility space and high-quality finishes throughout. Offering scale, elegance and modern living in equal measure, Beech House is one of the finest homes in the area ready to move into and enjoy. Early viewing is highly recommended.

Council Tax Band G



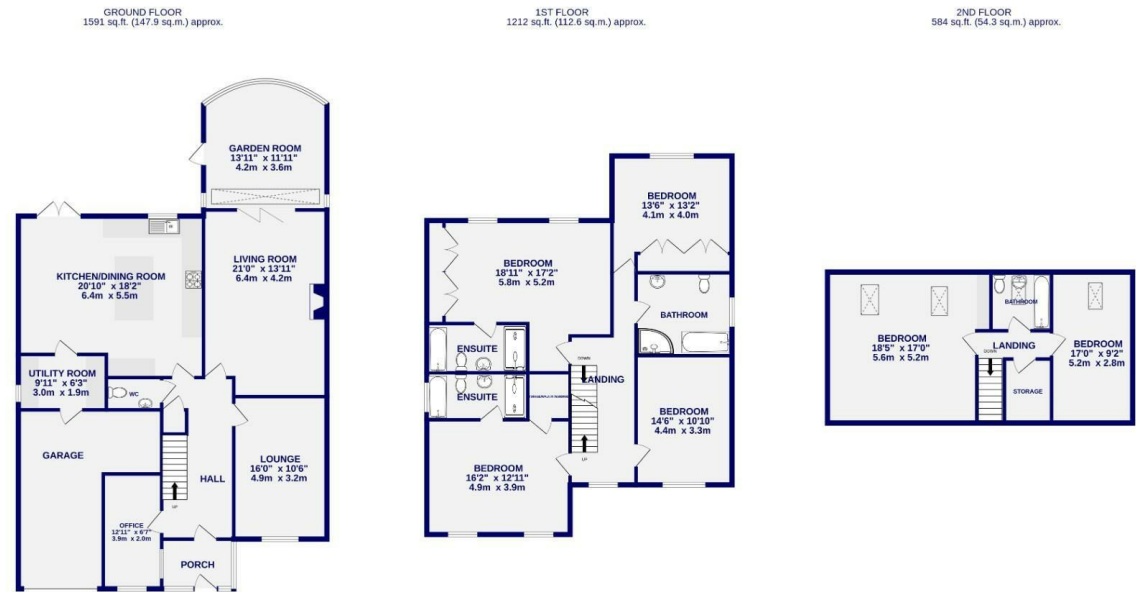




# Long Ridge Lane Upper Poppleton, York YO26 6HB

Freehold  
Council Tax Band - G

- Award Winning
- Detached House
- Modern Extensions
- Six Bedrooms
- Driveway & Garage
- South Facing Rear Garden
- EPC C



**TOTAL FLOOR AREA: 3387 sq.ft. (314.7 sq.m.) approx.**

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