



VILLAGE FARM

HUNGATE | BISHOP MONKTON | HARROGATE | NORTH YORKSHIRE | HG3 3QL

A Beautifully Restored Grade II Listed Home in a Desirable Village Setting

Village Farm is a delightful Grade II listed family home, part of which dates back to the 17th century. With its characterful elevations of mellow cobble and traditional brick under a classic pantiled roof, this handsome property stands proudly in the heart of the picturesque and sought-after village of Bishop Monkton.

Set within generous private gardens, the home offers spacious and flexible accommodation arranged over three floors, rich in period charm and original features.

The property has recently undergone a comprehensive programme of restoration and sensitive updating by the current owners, enhancing both its historic character and modern comfort. Thoughtfully refurbished throughout, the home now combines timeless elegance with practical contemporary living, making it ideal for family life.

Bishop Monkton is a highly regarded North Yorkshire village, offering a welcoming community, traditional pub, primary school, a village hall, and a charming beck that winds through its centre.

Surrounded by scenic countryside, yet conveniently located between the cathedral city of Ripon and the spa town of Harrogate, it is perfectly positioned for those seeking a peaceful rural lifestyle with excellent local connections.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Living room
- Study
- Breakfast kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Spacious landing
- Principal bedroom
- Guest bedroom
- Generous double bedroom
- Two bathrooms
- Loft access

SECOND FLOOR

- Fourth bedroom with large storage area with potential to convert to en-suite bathroom

EXTERIOR

- Off-road parking for several vehicles
- Front and side gardens
- Principal gardens to the rear
- Dining and entertaining terrace
- Timber store/tool shed

GROUND FLOOR

Upon entering Village Farm, you are welcomed into a beautifully appointed reception hall that sets the tone for the elegance and warmth found throughout the home. Featuring rich oak flooring and a soft plaid carpeted staircase, the space is both inviting and timeless in character. Neutral décor and natural wood accents create a harmonious contrast.

From this central hallway, the home unfolds with a wonderful sense of space and light. Doors lead seamlessly to the principal ground floor rooms, creating an intuitive and practical layout ideal for both everyday living and entertaining. The hall's calm, understated elegance sets a welcoming tone that continues throughout the rest of the property.

The property has been remodelled and updated throughout by the current owners, resulting in a stunning period family home that combines timeless character with high-quality, contemporary finishes, all sympathetically executed in keeping with its Grade II listed status.



The sitting room is a beautifully proportioned, light-filled space that perfectly captures the home's period charm and inviting atmosphere. A striking stone fireplace with exposed brickwork and a wood-burning stove forms a warm and characterful focal point, framed by substantial original timber beams that span the ceiling.

Soft neutral tones, bespoke built-in window seating, and deep-set sash windows allow natural light to pour in, creating a tranquil and elegant environment. Stylish yet comfortable, the room blends traditional craftsmanship with thoughtful modern touches, making it a true heart of the home.





The second reception room offers a more informal and relaxed living space, ideal for everyday family use or as a comfortable retreat. Bathed in natural light from dual-aspect sash windows, the room feels fresh and inviting, enhanced by soft neutral tones and with bespoke panelled storage.

A feature stone fireplace with wood-burning stove and decorative surround provides a warm focal point, complemented by the character of an exposed timber ceiling beam above.





A highlight of this lovely family home is undoubtedly the stunning dining kitchen - a truly impressive space that blends contemporary design with rustic character. The kitchen features a striking palette of deep blue cabinetry with elegant copper accents, paired with sleek quartz worktops.

A central island unit with breakfast bar seating forms the perfect hub for informal dining and social gatherings, while a series of pendant lights lend a warm and stylish ambiance.

A traditional gas fired Aga cooker is set into an exposed brick recess with decorative tiled splashback, nodding to the property's period heritage.

Adjoining the kitchen is a superbly equipped utility room, fitted with matching cabinetry and ample storage, along with space and plumbing for laundry appliances.

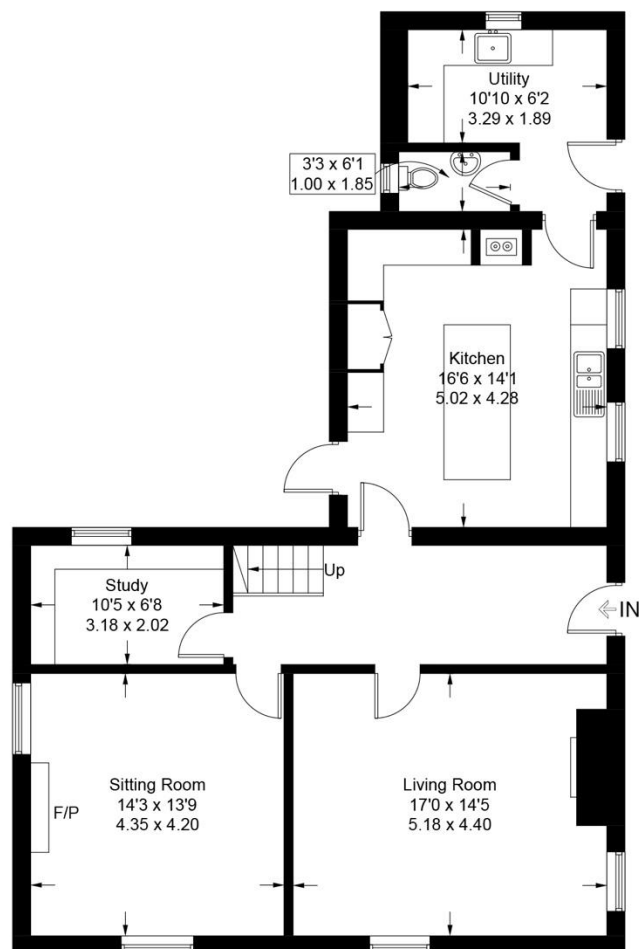
A newly updated cloakroom is accessed from the utility room.

Completing the ground floor accommodation is a versatile study, currently configured as a home office. With bespoke fitted shelving and cabinetry, it offers an ideal setting for home working or a quiet retreat, all while enjoying views out to the garden through a sash window that fills the room with natural light.

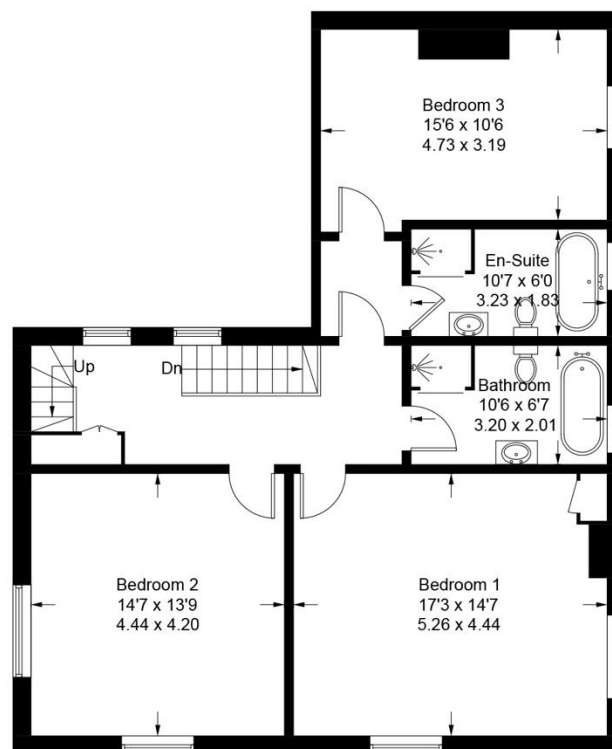


Village Farm, Bishop Monkton, HG3 3QL

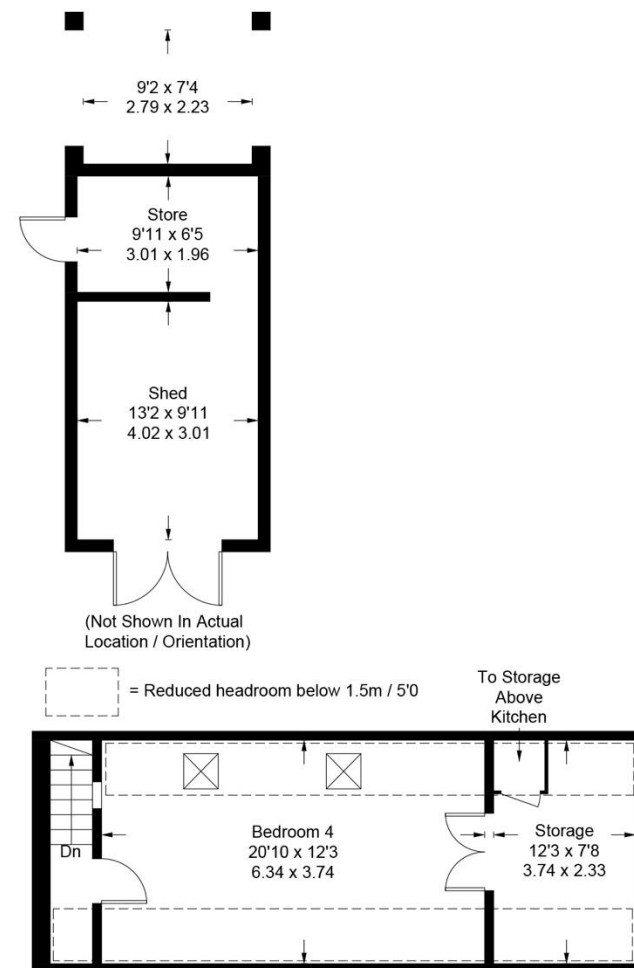
Approximate Gross Internal Area
 Ground Floor = 1044 sq ft / 97.0 sq m
 First Floor = 944 sq ft / 87.7 sq m
 Second Floor = 392 sq ft / 36.4 sq m
 Shed / Store = 199 sq ft / 18.0 sq m
 Total = 2579 sq ft / 239.1 sq m



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR and SECOND FLOORS

A beautifully crafted timber staircase leads to the first and second-floor accommodation, seamlessly blending functionality with the home's rich historic charm.

The galleried landing is a striking space, showcasing the property's heritage, connecting the principal bedroom accommodation. Bathed in natural light from a deep-set sash window, the landing exudes a calm and airy atmosphere, enhanced by soft plaid carpeting, exposed timber beams, and solid wood balustrading that echo the home's period character.

Charming details such as the alcove display shelving lend further appeal, while the layout offers both privacy and flow.

From here, doors lead off to the principal and guest bedrooms, each carefully positioned to maximise comfort and views over the surrounding gardens and village setting.



The principal bedroom is an elegant and restful retreat, showcasing the perfect blend of rustic charm and understated luxury. Generously proportioned, the room is filled with natural light from twin sash windows that overlook the gardens and rooftops of Bishop Monkton. Exposed oak ceiling beams, beautifully preserved, add a sense of heritage and warmth, while the rich wooden floorboards and neutral palette create a serene, timeless aesthetic. There is ample space for freestanding furniture, and the room's proportions comfortably accommodate a superking-sized bed and seating area.

Adjacent to the principal bedroom is a beautifully appointed luxury bathroom, thoughtfully designed for both style and comfort. A freestanding bath sits beneath the window, offering a peaceful spot to unwind, complemented by a large walk-in shower, period-style vanity unit, and WC. Finished with elegant fittings, soft lighting, and wood-effect flooring, this bathroom is both practical and indulgent—providing the feeling of a boutique hotel within the privacy of your own home.



Steps leads up to the private guest bedroom suite offering luxurious accommodation ideal for visitors or extended family, styled with the same thoughtful attention to detail found throughout the home. This generously sized double room comfortably accommodates a super king-sized bed, offers a tranquil outlook, and is enhanced by charming features such as exposed beams and a soft, neutral colour scheme. The accompanying en-suite bathroom is particularly striking, featuring a showstopping copper bath, large walk-in-shower, white sanitaryware and fitted storage. Soft muted tones for a sophisticated yet soothing feel—making this suite a true sanctuary for guests.

A further generous double bedroom, filled with natural light from twin sash windows and offering excellent built-in storage. With its calming décor and exposed ceiling beam, this room is perfectly suited for use as a stylish children's room or guest space.

Occupying the top floor is a versatile attic bedroom or playroom, tucked beneath a vaulted ceiling with exposed beams and Velux windows. Spacious and full of character, it lends itself perfectly as a teenage den, creative studio, or home office, offering flexibility to meet evolving family needs.







GARDEN AND GROUNDS

The principal gardens to the rear of Village Farm are a true highlight of the property—private, expansive, and thoughtfully landscaped to suit both entertaining and everyday family life. Framed by mature trees, stone walls, and colourful planting, the garden offers a sense of seclusion and space, with an open lawn leading gently away from the house and bordered by a variety of established shrubs and flowerbeds.

Immediately behind the house is a generous sunken terrace, ideal for al fresco dining and summer gatherings. The walled garden also provides a sense of intimacy and charm, making it as suitable for peaceful relaxation as it is for entertaining.

A timber outbuilding offers valuable additional storage or potential as a workshop or garden room. The generous proportions of the garden provide scope for play areas, vegetable planting, or even the addition of further landscaping features if desired - all within a well maintained and secure enclosed setting.



SETTING

Village Farm enjoys an enviable position in the very heart of Bishop Monkton, set back slightly from the village street behind a characterful stone wall and front garden. This central location places the property within easy walking distance of the village's amenities, including the primary school, church, village hall, and village pub, while still affording a sense of privacy and seclusion.

To the side of the house, a private driveway with gated access leads to a discreet off-street parking area, providing space for multiple vehicles—a rare and valuable asset in a village setting. The driveway continues to the rear of the property, offering level access to the garden and rear entrance, and enhancing the home's everyday practicality without compromising its historic charm.



LOCATION

Bishop Monkton is a quintessential North Yorkshire village, prized for its peaceful atmosphere, scenic surroundings, and strong sense of community. Nestled between the historic city of Ripon and the elegant spa town of Harrogate, the village offers a perfect balance of rural charm and modern convenience.

Meandering through the village is a picturesque beck, home to ducks and wildlife, which adds to its timeless appeal and makes for a tranquil, postcard-worthy setting.

The village benefits from a close-knit community and a range of local amenities including two well-regarded pubs, a village hall hosting regular events and activities, a highly rated primary school, and a historic parish church. The sense of community spirit is strong, with residents taking pride in the village's upkeep and welcoming nature.

Surrounded by beautiful countryside, Bishop Monkton is ideal for those who enjoy walking, cycling, or simply soaking up the peaceful rural landscape. Despite its quiet setting, the village is superbly positioned for access to transport links, with excellent road connections to Harrogate, Ripon, and Leeds, as well as rail services from nearby Knaresborough and Harrogate.

Just a short drive from the village lies the historic cathedral city of Ripon—one of England's oldest cities—offering a wealth of amenities, cultural attractions, and day-to-day conveniences. Known for its stunning Gothic cathedral, thriving weekly market, and Georgian architecture, Ripon provides a charming yet practical extension to village life.

The city features an excellent selection of independent boutiques, cafés, and restaurants, as well as national retailers and well-stocked supermarkets. For families, there are highly regarded schools, both state and independent, along with leisure facilities including a modern swimming pool, fitness centre, and sports clubs.

Ripon is also home to cultural and recreational highlights such as the renowned Ripon Races, the Workhouse Museum, and the nearby UNESCO World Heritage Site of Fountains Abbey and Studley Royal Water Garden—ideal for weekend outings or relaxed strolls through history-rich landscapes.

Whether for everyday essentials, schooling, dining, or cultural enrichment, Ripon's close proximity adds significant lifestyle appeal to the peaceful and prestigious setting of Bishop Monkton.

Located just 10 miles from Bishop Monkton, the iconic spa town of Harrogate offers a sophisticated blend of heritage, culture, and contemporary lifestyle. With its grand Victorian architecture, beautifully manicured gardens, and renowned Turkish Baths, Harrogate has long been celebrated as one of England's most desirable places to live.

Harrogate provides a superb range of amenities, from luxury boutiques and independent shops to national retailers and gourmet restaurants. The town is home to a thriving café culture—anchored by the famous Bettys Tea Rooms—as well as vibrant arts venues including Harrogate Theatre, The Royal Hall, and Mercer Art Gallery.

Residents benefit from excellent healthcare, leisure and fitness centres, stylish bars, and a diverse culinary scene. Weekly farmers' markets, seasonal events, and elegant open spaces like The Stray and Valley Gardens offer plenty of opportunity for both relaxation and recreation.

The Nidderdale Area of Outstanding Natural Beauty (AONB), is a stunning landscape of rolling hills, lush valleys, and ancient woodlands forming the eastern gateway to the Yorkshire Dales National Park. This prime location offers residents breathtaking scenery, abundant wildlife, and miles of walking and cycling trails, including the renowned Nidderdale Way, which winds through the surrounding countryside.

EDUCATION

Local Bishop Monkton is ideally positioned for families seeking high-quality education, with a wide choice of well-regarded state and independent schools in the surrounding area.

The village is home to Bishop Monkton Church of England Primary School, rated 'Good' by Ofsted, offering a nurturing and community-focused environment. Nearby, Boroughbridge Primary School provides another strong option for younger children.

For secondary education, Ripon Grammar School, a top-performing selective state school, is just five miles away and offers both day and boarding places. Outwood Academy Ripon and Boroughbridge High School also serve the area, along with highly regarded options in nearby Harrogate including Rossett School and St John Fisher Catholic High School.

Belmont Grosvenor, a charming prep school near Harrogate; and Ashville College and Harrogate Ladies' College, both offering outstanding day and boarding opportunities. For girls, Queen Mary's School near Thirsk provides an exceptional all-round education in a beautiful countryside setting.

TRANSPORT LINKS

Roads: Bishop Monkton enjoys excellent road connectivity, making it an ideal base for both local and regional travel. The village is well served by a network of major routes that provide swift access to nearby towns and cities.

The A61, just minutes from the village, offers direct routes north to Ripon and south to Harrogate, while the A1(M) is easily reached via nearby Boroughbridge, placing York, and Leeds within comfortable driving distance. This major motorway link makes Bishop Monkton particularly convenient for commuters and those needing regular access to national road networks.

Trains: Knaresborough Station, just 7 miles away, offers regular local services to Harrogate, Leeds, and York. From Harrogate Station, passengers can connect to London Kings Cross in around 2 hours 30 minutes via high-speed services through Leeds or York.

For even faster direct routes to London and beyond, Thirsk and Northallerton Stations both sit on the East Coast Main Line, offering regular services to London Kings Cross in as little as 1 hour 50 minutes. These stations also provide convenient access to Newcastle, Durham, Edinburgh, and other northern cities.

Airports: Leeds Bradford Airport, just 22 miles away, offers a wide range of domestic and European flights, including regular services to London, Dublin, Amsterdam, and seasonal destinations across the Mediterranean. The airport is easily accessible by road, making it a convenient option for quick getaways or business travel.

For long-haul flights, Manchester Airport—one of the UK's busiest international gateways—is reachable in under two hours by car, offering an extensive range of global destinations.



Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, gas, water and drainage. Gas central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 4 miles, A1(M) 6 miles, Boroughbridge 6 miles, Harrogate 9 miles, York 24 miles, Leeds 37 miles, (All mileages are approximate)

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