



THE WHITE HOUSE

MARKINGTON | HARROGATE | NORTH YORKSHIRE | HG3 3PQ

The White House is an exceptional village residence situated on the edge of the highly desirable village of Markington, offering a wonderful balance of countryside tranquility and convenient access to local amenities. This charming period property enjoys an enviable position with views over open countryside, yet remains within easy reach of the heart of the village community and its amenities.

In 2021, the current owners embarked on a meticulous transformation of the property, undertaking a comprehensive programme of restoration and enhancement. The result is a truly stunning family home that beautifully combines the charm of its period architecture with stylish modern comforts. Every detail has been thoughtfully considered - from the elegant presentation of the principal accommodation to the creation of inviting outdoor living spaces.

Inside, the interiors are bright and welcoming, featuring high-quality finishes that honour the building's heritage while effortlessly embracing contemporary family life.

Outside, the gardens and grounds are equally impressive, having been landscaped to offer a series of delightful spaces for relaxation and entertaining. The sheltered courtyard, complete with vibrant planting and outdoor bar, is perfect for summer gatherings, while the principal garden enjoys manicured lawns with ornamental trees, established planting and a charming summer house.

Altogether, The White House offers a rare opportunity to enjoy village living with the convenience of Harrogate and Ripon close at hand, as well as easy access to the breathtaking landscapes of the Yorkshire Dales and the Nidderdale Area of Outstanding Natural Beauty.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Snug
- Dining room
- Drawing room
- Breakfast kitchen
- Rear hall/Boot room
- Utility room/Wet room
- Cloakroom

FIRST FLOOR

- Landing
- Sitting room
- Principal bedroom with en-suite shower room
- Generous guest bedroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Attached double garage/workshop
- Established walled garden
- Summer house
- Sheltered courtyard garden
- Stone flagged dining and entertaining terrace
- Bar area
- Garden stores

GROUND FLOOR

The internal accommodation is entered via a welcoming reception hall that immediately sets the tone for this lovely home. Finished with attractive Indian stone flooring, the hall is decorated in a sophisticated blue paint finish. Thoughtful built-in shelving keeps the area neat and uncluttered, while a well-placed window allows natural light to highlight the quality finishes and craftsmanship.

From here, the hall flows into the delightful snug, a space that beautifully showcases the property's period character. Traditional wall panelling adds depth and architectural interest, complemented by exposed timber beams that celebrate the home's history. An attractive stone fireplace with a multi-fuel stove serves as a striking focal point and provides practical warmth. A charming window seat offers the perfect spot to enjoy garden views. A blend of original features with subtle contemporary touches can be found throughout the accommodation.





The dining room is a beautifully light and spacious setting that effortlessly combines traditional character with modern ease. A striking exposed timber beam runs the length of the ceiling, adding a touch of rustic charm. Crisp white walls and a subtly textured ceiling amplify the natural light streaming through deep-set windows. A handsome stone fireplace houses an electric log-burner style stove, offering both an attractive focal point and cosy ambiance, ideal for gatherings across every season. French doors open directly onto the terrace and garden, inviting indoor-outdoor living and making this space perfect for entertaining or relaxed family dining.

The drawing room is a beautifully proportioned space that captures the essence of the home's character and comfort. Distinctive exposed beams stretch across the ceiling, lending a sense of heritage. Large, deep-set windows invite an abundance of natural light, offering delightful garden views that enhance the airy, welcoming feel. At its heart is an impressive stone fireplace with a graceful arched surround, home to a log-burning stove. Bespoke cabinetry and integrated shelving provide both elegance and functionality. Glazed double doors lead through to the rear hallway, ensuring a natural flow to the rest of the ground floor, including convenient access to the cloakroom and utility room.







The breakfast kitchen has been thoughtfully and stylishly designed to blend timeless character with modern practicality.

Stone flagged flooring lends texture and durability underfoot, perfectly complementing the exposed timber beams that add a warm, rustic accent overhead.

The space is fitted with bespoke cabinetry in a classic shaker style, beautifully topped with sleek quartz work surfaces that provide generous preparation space. Integrated appliances are seamlessly incorporated, including a dishwasher, induction hob, electric oven, combination oven/microwave, warming drawer, and a built-in fridge/freezer - ensuring the kitchen caters effortlessly to both family life and entertaining.

A striking electric Aga sits within a tiled surround, offering a charming focal point that underscores the room's blend of tradition and contemporary ease, while a 'Sheila Maid' clothes airer suspended above adds a further touch of authentic country character.

High ceilings and multiple windows flood the room with natural light, enhancing its airy, welcoming atmosphere

A stable door opens directly from the kitchen to the sheltered courtyard garden, creating an inviting flow between indoor and outdoor spaces.



The rear hall is a charming and practical space that connects from the drawing room. It features a wonderful blend of character and style, with painted panelled walls, painted brickwork adding texture, and a skylight bringing in natural light. The hall is fitted with engineered oak flooring. There is ample room for seating, while its stable-style external door opens conveniently out to the courtyard.



The wet room is a superbly conceived space, cleverly designed to combine both luxury showering and practical utility. Finished with sleek large-format tiles and illuminated by a skylight that fills the room with natural light, the shower area features a contemporary rainfall fitting and an integrated bench.

The thoughtfully planned utility area incorporates modern cabinetry, a stylish countertop, and space for laundry appliances. A heated towel rail adds a final touch of convenience and comfort, ensuring this space is as functional as it is elegant.

The adjacent cloakroom has been beautifully styled with half-height panelling and rich textures that create a sophisticated yet welcoming feel. A contemporary vanity unit, sleek white sanitary ware, and carefully chosen decorative accents complete the look, offering guests a smart and inviting space. Together, these areas demonstrate the same meticulous attention to design and finish found throughout the home, balancing practicality with refined character.

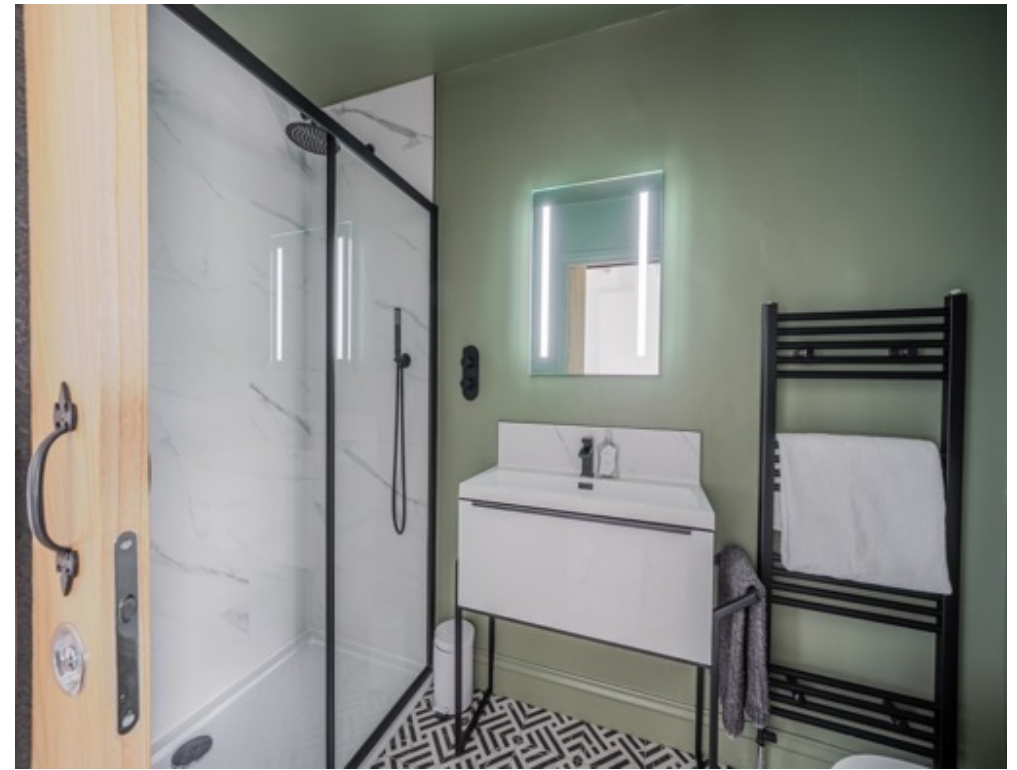
FIRST FLOOR

This fabulous first floor sitting room is a showpiece of the property, combining dramatic architectural elements with a wonderfully airy atmosphere. The soaring vaulted ceiling, punctuated by impressive exposed roof trusses and exposed beams, adds a sense of volume to the space.

A charming bay window draws in natural light and offers a pleasant outlook to the front of the property, while French doors open onto a Juliet balcony that takes in views over the sheltered courtyard garden.

A log-burning stove set on a brick hearth serves as a captivating focal point, complemented by a stylish built-in log store that combines practicality with visual appeal. Thoughtfully crafted bespoke cabinetry provides elegant storage solutions.





The principal bedroom is an inviting retreat that perfectly balances character and calm. This beautifully proportioned space features a vaulted ceiling with exposed beams that draw the eye upward, adding a sense of drama and height. Soft natural light filters in through a sash window overlooking mature greenery, enhancing the tranquil atmosphere. Subtle architectural recesses offer charming display or storage opportunities, while the soothing palette and elegant chandelier contribute to the restful feel.

Adjoining this serene bedroom is a striking en-suite shower room. Contemporary and meticulously styled, it features a sleek walk-in shower with black-framed glazing and a rainfall shower head set against marble-effect tiling. The chic vanity unit with integrated basin and illuminated mirror provides both function and flair, complemented by bold geometric flooring and a matt black heated towel rail. Altogether, this is a luxurious space, completing a private suite that feels both sophisticated and supremely comfortable.



The first guest bedroom exudes timeless charm, enhanced by an elegant decorative ceiling, adding a sense of grandeur. A lovely feature wall with delicate, nature-inspired wallpaper creates a gentle focal point, while a large sash window frames views across the grounds, filling the room with natural light. Rich, dark built-in cabinetry provides ample storage, perfectly complementing the refined palette and ensuring the space remains uncluttered and serene.

The second guest room offers a wonderfully calm retreat, styled with understated panel detailing behind the bed that lends a subtle architectural interest. A broad picture window frames picturesque views over the surrounding countryside, flooding the room with daylight and connecting it beautifully to the outdoors. Thoughtfully arranged, with a walk-in wardrobe and plenty of space for additional furnishings, all contributing to a restful, welcoming atmosphere.





Currently arranged as an elegant home office, the versatile fourth bedroom is equally suited as a welcoming guest room. Tastefully decorated with soft neutral tones and a feature wallpapered chimney breast housing a charming period-style fireplace, the room exudes warmth and character. A large window allows natural light to pour in, highlighting the quality engineered oak flooring underfoot, which adds a rich, timeless feel to the space.

The fabulous house bathroom makes a statement with its striking blue and white damask-style wallpaper and smart half-height panelling, delivering both classic character and contemporary flair. A generous bath sits alongside a separate walk-in shower clad in marble-effect tiles. A sleek double vanity provides excellent storage and functionality, complemented by a heated chrome towel rails and elegant finishes that complete this impressive family bathroom.



The White House, Markington, HG3 3PQ

Approximate Gross Internal Area

Ground Floor = 1145 sq ft / 106.4 sq m

First Floor = 1327 sq ft / 123.3 sq m

Outbuilding = 623 sq ft / 57.9 sq m

Total = 3095 sq ft / 287.6 sq m

(Including Garage / Porch / Excluding External Store)



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



EXTERIOR

This exceptional property enjoys a wonderful edge-of-village setting, perfectly balancing a tranquil rural lifestyle with the ease of nearby village amenities.

Discreetly tucked away behind high stone walling and a private gated entrance, opens to reveal superbly landscaped principal gardens that feel like a secluded retreat. Manicured lawns stretch out between beautifully stocked flower and shrub borders and mature specimen trees, while a charming summer house provides the ideal spot to sit and take in the views across neighbouring countryside - a delightful backdrop that changes with the seasons.

Whether it's entertaining friends on the sheltered stone terrace, enjoying morning coffee surrounded by birdsong, or simply unwinding in the privacy of your own oasis, the gardens offer versatility and serenity in equal measure. Practical needs are also met, with parking for two vehicles plus a large attached garage and workshop space, perfect for storage, hobbies or additional parking.





COURTYARD GARDEN

The White House also enjoys a superb private and sheltered courtyard garden, skilfully designed to create inviting outdoor spaces perfect for both relaxation and entertaining. Beautifully paved in mellow stone, the courtyard offers several seating and dining areas, complemented by an attractive central water feature.

A particular highlight is the conversion of part of the charming brick outbuildings that has been cleverly transformed into a stylish bar, complete with serving hatch and seating for guests - the perfect spot for evening gatherings or summer parties.

Further traditional brick buildings provide excellent practical storage for garden equipment and logs, helping to keep the space neat and uncluttered.

Richly planted borders, climbing roses and pots brimming with seasonal colour soften the walls and boundaries, enhancing the sense of a secluded retreat.

This wonderfully private courtyard garden effortlessly combines character, functionality and style, offering an idyllic space for enjoying outdoor living.





LOCATION

MARKINTON

Markington is a charming North Yorkshire village, nestled amidst rolling countryside on the edge of the Yorkshire Dales National Park. Its picturesque setting, with open fields, mature woodlands and gently winding lanes, makes it one of the most sought-after rural communities in the area. Markington has retained all the character and warmth of a traditional Yorkshire village, while offering a vibrant, welcoming atmosphere that appeals to families, professionals and retirees alike.

At the heart of the village lies a thriving community spirit, supported by excellent local amenities. Markington boasts a beautiful parish church, a popular traditional village pub, a well-stocked village store and post office, and a lively village hall that hosts a wide variety of events and activities throughout the year. Families are particularly drawn to the village for its nursery and primary school, and for the abundance of local sports facilities, including a recreation ground, cricket club and football club — all of which help to cement Markington's strong sense of community.

RIPON

Just a short drive from Markington lies the historic cathedral city of Ripon, one of England's smallest and most enchanting cities. Steeped in heritage, Ripon is best known for its magnificent 7th-century cathedral, which dominates the skyline and serves as a stunning centrepiece to this vibrant community. The city's charming market square hosts a popular weekly market that draws locals and visitors alike. Ripon's streets are lined with a delightful mix of independent shops, boutiques, cafes, and traditional pubs, alongside well-known national retailers, ensuring residents enjoy both convenience and character.

Beyond shopping and dining, Ripon offers a rich cultural and recreational life. The city boasts a range of amenities including a leisure centre, swimming pool, racecourse, and golf club, along with various sports clubs catering to all interests.

Throughout the year, Ripon plays host to an array of festivals, fairs and community events that bring its historic streets to life. Its close proximity to stunning attractions such as Fountains Abbey and Studley Royal Deer Park makes it a superb base for exploring North Yorkshire's natural and historic wonders, adding yet more appeal to this delightful small city.

HARROGATE

Harrogate is a beautiful Victorian spa town, renowned for its elegant architecture, leafy gardens and cosmopolitan atmosphere. Just a short drive from Markington, it offers an exceptional array of amenities and lifestyle attractions. The town's handsome streets are lined with stylish boutiques, independent shops and popular high-street stores, complemented by a fantastic choice of cafes, tearooms and acclaimed restaurants. The famous Bettys Café Tea Rooms is a quintessential Harrogate experience, while the Turkish Baths and restored Royal Pump Room Museum stand as reminders of the town's illustrious spa heritage.

Beyond shopping and dining, Harrogate is a thriving cultural and social hub. It hosts regular festivals, concerts and events, and boasts a theatre, cinemas and galleries. The town is equally known for its beautiful green spaces, from the colourful floral displays of the Valley Gardens to the open expanses of The Stray.

NIDDERDALE (AONB) THE YORKSHIRE DALES

The countryside surrounding Markington, offers some of the finest scenery in North Yorkshire right on the doorstep. The village sits close to the boundary of the Nidderdale Area of Outstanding Natural Beauty (AONB), a breathtaking landscape of rolling hills, river valleys, ancient woodlands and charming stone-built villages. This unspoilt area is a haven for walkers, cyclists and nature lovers, with countless trails and quiet lanes waiting to be explored. From gentle riverside strolls to more adventurous hikes across open moorland, the Nidderdale AONB provides endless opportunities to enjoy the outdoors in all seasons. Just a little further afield lies the magnificent Yorkshire Dales National Park, a world-famous region celebrated for its dramatic scenery and historic landmarks.

SCHOOLS:

Markington offers excellent educational opportunities, making it an ideal choice for families. At its heart is the highly regarded Markington Church of England Primary & Nursery School, providing a nurturing start for young children in a close-knit village setting.

For older students, the area is exceptionally well served by top-performing schools in nearby Ripon and Harrogate. The White House falls within the catchment for the prestigious Ripon Grammar School, while Harrogate offers acclaimed state schools such as Harrogate Grammar and St Aidan's, along with respected independent options including Ashville College and Harrogate Ladies' College.

TRANSPORT LINKS

ROADS: Markington enjoys a convenient position when it comes to road connections, making it an excellent choice for those who value countryside living without sacrificing ease of travel. The village sits just a short distance from the A61, which offers direct links north to Ripon and south to Harrogate, and continues on to Leeds. This ensures quick access to key commercial centres and an easy daily commute. The A1(M) motorway is also within easy reach, providing fast connections to the wider motorway network and linking the area to the north and south of England.

These excellent road links mean that not only are local amenities in Harrogate and Ripon just a short drive away, but larger cities such as York, Leeds and even Newcastle are also easily accessible for work, shopping or leisure. The proximity to these major routes, combined with the peaceful rural setting of Markington itself, allows residents to enjoy the best of both worlds: idyllic village life with outstanding regional and national connectivity.

TRAINS: Markington benefits from excellent rail connections nearby. The closest is Harrogate station, around 15–20 minutes by car, offering regular services to Leeds and York with onward fast trains to London and Edinburgh.

Thirsk and York stations, both within a 30–40 minute drive, lie on the East Coast Main Line, providing frequent direct services across the country. This ensures residents can enjoy tranquil village life with straightforward rail access to major cities. Thirsk Railway Station (Approx. 14 miles) on the East Coast Main Line, with services to key cities including York, London, and Newcastle.

AIRPORTS: Markington is well placed for air travel, with Leeds Bradford Airport just under 40 minutes away by car, offering regular domestic and international flights. For a wider range of destinations, Manchester Airport is around 90 minutes' drive and provides extensive global connections.



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, water and drainage, Oil fired 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 5 miles, Harrogate 8 miles, A1 (M) 9 miles, Leeds 24 miles, York 25 miles, (All mileages are approximate)

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

rightmove



RICS

