

# HUNTERS®

HERE TO GET *you* THERE

**3 Downing House Farm Studley Roger, Ripon, HG4 3AY**

**Offers Over £500,000**

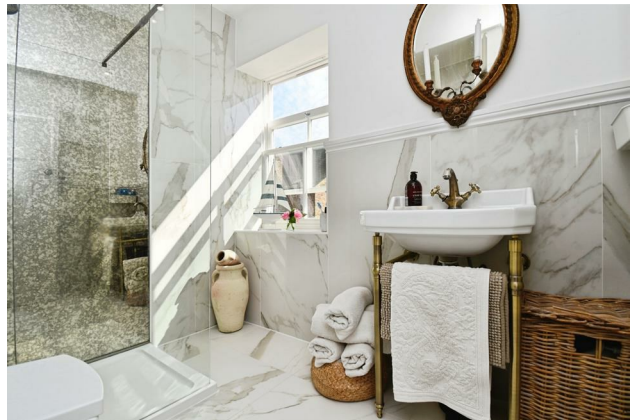
Property Images



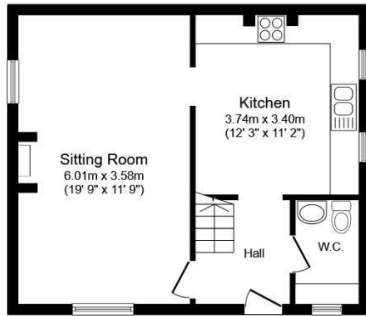
# HUNTERS®

HERE TO GET *you* THERE

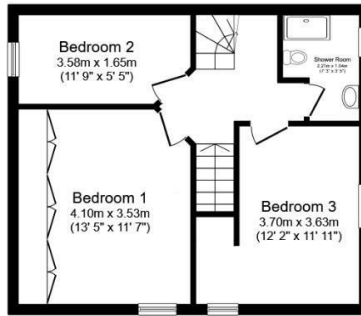
## Property Images



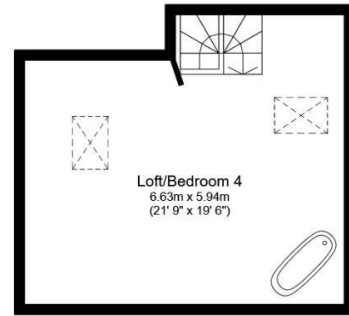
## Floorplan



**Ground Floor**  
Floor area 42.6 sq.m. (458 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (458 sq.ft.)



**Second Floor**  
Floor area 36.9 sq.m. (397 sq.ft.)

Total floor area: 125.4 sq.m. (1350 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		21	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 4 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the picturesque setting of Studley Roger, this charming house offers a delightful blend of character and modern living. Tucked away in a highly sought-after location just a stones throw from Studley Royal Park.

The property boasts an inviting entrance hall that leads to a convenient ground floor WC and utility area. The heart of the home is the lovely dining kitchen, featuring hand-built painted units with Belfast style sink that add a touch of elegance and dining area. The generous lounge, complete with stone tiled floor and cosy log burner which provides the perfect space for relaxation and entertaining.

On the first floor, you will find three well-proportioned bedrooms, accompanied by a stylish house bathroom. Ascend to the second floor, where a fourth bedroom awaits, complete with a luxurious roll-top bath, offering a serene retreat and amazing views towards Studley Royal.

Externally, the property is complemented by a lovely enclosed garden, basking in sunlight and providing a private outdoor space for leisure and enjoyment. Additionally, an insulated timber summer house serves as a versatile home office, catering to modern working needs. The property also benefits from a part share of communal gardens at the front, along with a separate brick-built store for added convenience.

This delightful home is perfect for those seeking a tranquil and serene lifestyle in a charming setting, in the heart of beautiful surroundings with fabulous walks around Studley Deer park and fountains abbey which is on your doorstep. This property is not to be missed.

## Features

• STUNNING PERIOD COTTAGE • BEAUTIFULLY CRAFTED DINING KITCHEN • SPACIOUS LOUNGE WITH LOG BURNER • GROUND FLOOR WC AND UTILITY • FIRST FLOOR THREE BEDROOMS AND HOUSE SHOWER ROOM • SECOND FLOOR LOFT/FOURTH BEDROOM • LOVELY ENCLOSED SOUTH FACING PRIVATE GARDEN • PART SHARE OF COMMUNAL GARDENS TO THE FRONT • BRICK BUILT STORE • STUNNING LOCATION CLOSE TO STUDLEY ROYAL AND FOUNTAINS ABBEY