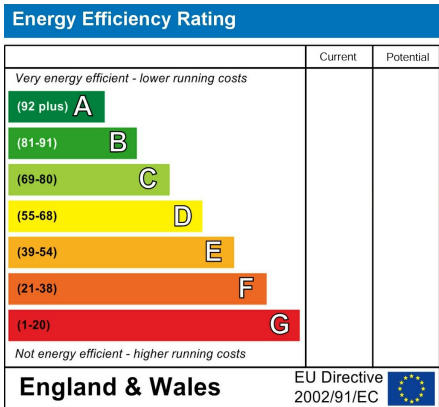


Floor Plan



Energy Performance Certificate



Directions

From Harrogate take the A61 to Ripon. At the Ripley roundabout take the B6165 towards Pateley Bridge. Take the second right towards Bishop Thornton. At the crossroads turn left and proceed into the village and turn right just after the church onto a shared driveway. Continue along passing a couple of properties and The Stack Yard is found on your left hand side clearly marked by a Hopkinsons For Sale Council Tax Band Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£975,000

The Stackyard Green Hill Farm, Bishop Thornton, HG3 3JP 5 Bedroom House

***This remarkable five bedroomed, barn-style home presents a unique opportunity for discerning buyers. Offered with no onward chain, this property is part of an exclusive development that combines modern living with the charm of rural surroundings. Spanning over 3,100 square feet, the accommodation is designed to the highest standards, ensuring both comfort and style.***



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

The Property

The Stack Yard is a stunning new home that offers a perfect blend of luxury and practicality. Situated at the end of a quiet, residents-only road, this property is accessed via a private driveway, providing ample parking for multiple vehicles alongside a stone-built double garage.

Upon entering, you are greeted by an impressive reception hall featuring underfloor heating throughout the ground floor and a convenient guest w/c. A separate entrance leads to a utility boot room with bespoke cabinetry, ideal for those with pets or children who enjoy outdoor adventures. The heart of the home is a spacious open-plan living room, which boasts a bespoke Clarity Arts kitchen equipped with integrated Siemens appliances, elegant marble work surfaces, and a large central island. This area is designed for both entertaining and relaxation, with a formal dining space and a comfortable lounge area centred around a stylish media wall. Bi-folding doors open to a generous south-west facing stone flagged sun terrace, perfect for outdoor gatherings, while a large lawn garden provides ample space for family activities.

The first floor features a spacious landing with a vaulted ceiling, leading to an impressive principal bedroom suite with dual aspect corner windows, a separate dressing room, and a luxurious ensuite bathroom. There are four additional well-sized double bedrooms, one of which includes an ensuite shower room, ensuring comfort for family and guests alike.

Outside

Outside, the generous garden with a large lawn and paved patio area creating a tranquil outdoor haven ideal for relaxation and recreation. The double garage with power, lighting and automated garage door adds practicality, while the inclusion of solar panels underscores a commitment to sustainability. This remarkable home truly encapsulates the essence of rural serenity, making it an exceptional choice for those seeking a refined lifestyle in a beautiful setting.

Surrounding Area

Bishop Thornton is a charming village that offers a peaceful lifestyle while being just a short drive from the vibrant town of Harrogate. Residents can enjoy a variety of shops, fine dining, and beautiful parks, as well as scenic walking trails in the surrounding countryside. The community is welcoming, making it an ideal location for families and individuals. Excellent local schools in near by Harrogate and convenient transport links, including a train line to York, Leeds, and London.

Nearby Ripley offers a public house, shop and a bus route to Harrogate, Ripon and Leeds. It's car park is also is a destination for drop off and collection for some of the top public preparatory schools in the area. Birstwith is a 5 minute drive away and offers a medical centre, public house, award winning shop and post office. It also has a superb primary school and highly regarded Belmont Grosvenor preparatory School plus a cricket club with a super junior section. Harrogate is a popular town that offers a wide choice of shopping opportunity, together with a whole host of bars, restaurants, and cafes that include the famous Betty's tea rooms. Harrogate also offers a wide choice of schooling opportunity in all age groups, together with a wide range of sports clubs

