

# HUNTERS®

## EXCLUSIVE

Oakfold Skelton-On-Ure, Ripon, HG4 5AG

Asking Price £970,000

Property Images



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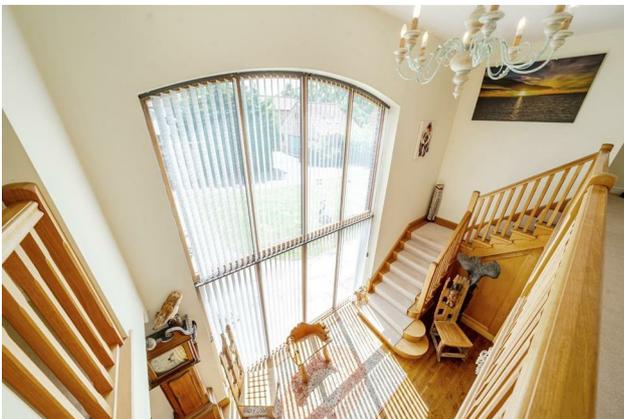
### Property Images



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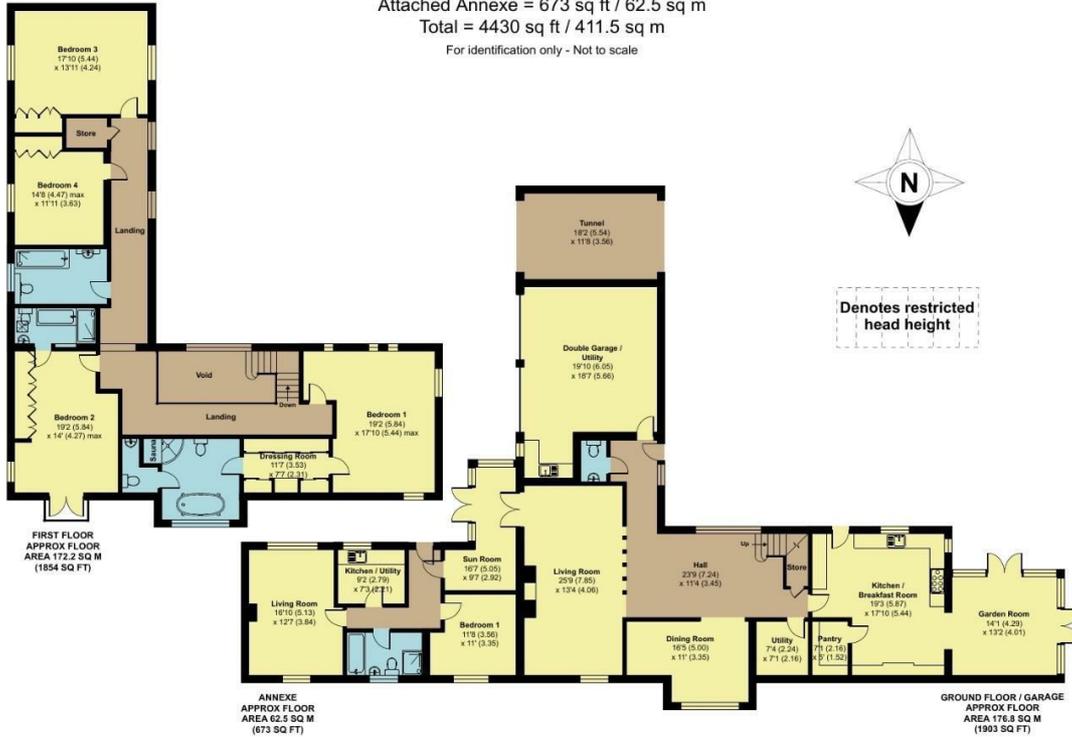
### Oakfold, Skelton-on-Ure, Ripon, HG4

Approximate Area = 3757 sq ft / 349 sq m (includes double garage and excludes void / tunnel)

Attached Annexe = 673 sq ft / 62.5 sq m

Total = 4430 sq ft / 411.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1312816

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 4 Receptions: 3

Tenure: Freehold

Upon entering, the striking reception hall immediately captures attention with its floor to ceiling feature windows, solid oak staircase and flooring, galleried landing and exposed beams, creating a warm and characterful welcome. A stylish downstairs WC completes the entrance space.

The generous lounge features a cosy gas fired stove with an oak beam mantle, providing a perfect place to relax. An open plan dining room/office area adds versatility to the layout, while the spacious dining kitchen is well equipped with high end integrated appliances, a Rangemaster cooker, and a walk in pantry – ideal for those who love to cook and entertain. The kitchen flows seamlessly into a bright sunroom, with patio doors opening directly onto the garden.

A particular highlight of the home is the self contained, fully facilitated annexe, with its own boiler, comprising a lounge, dining area, bedroom and bathroom – ideal for a dependent relative, teenager, guests, or even as a potential holiday let opportunity.

To the first floor are four further generously proportioned bedrooms. The luxurious master suite features a walk through wardrobe and dressing area, a stunning ensuite bathroom complete with sauna and spa steam shower, and breath taking views over open countryside. The second bedroom enjoys its own private balcony, fitted wardrobes and a stylish ensuite bathroom with separate shower. Two additional double bedrooms and a well appointed house bathroom complete the upstairs accommodation, including a partly boarded loft with pull down ladder access.

Externally, the property is surrounded by well maintained gardens laid to lawn, with a paved patio area perfect for entertaining, a built in barbecue, and an all weather golf driving net and putting green. There is ample off street parking for multiple vehicles in addition to a double garage with electric up and over doors.

The village of Skelon-On-Ure has full fibre broadband (with free connection offered to Oakfold), ease of access to major transport links, such as the A1 and A19 and approximately a twenty minute drive for trains to Manchester, Leeds, York and London. There are also supermarkets in Ripon and Boroughbridge only 3-4 miles from the village.

Offering space, privacy and versatility in a desirable village location, with oil fired central heating, mains drainage and water, this exceptional home must be viewed to be fully appreciated.

## Features

- IMPRESSIVE FIVE BEDROOM DETACHED HOUSE • SECLUDED LOCATION • FOUR BATHROOMS • THREE RECEPTION ROOMS • DINING KITCHEN • UTILITY • DOWNSTAIRS WC • SELF CONTAINED ANNEX • SURROUNDING GARDENS • DOUBLE GARAGE AND PARKING FOR MULTIPLE VEHICLES

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