



4 Victoria Terrace, Bishop Monkton

£725,000 Guide Price



**YOUR AWARD
WINNING AGENT**

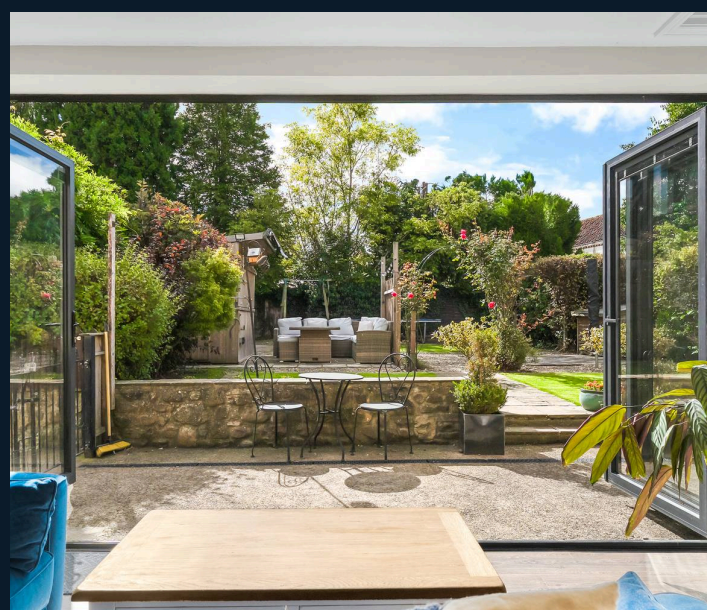
#DARINGTOBEDIFFERENT



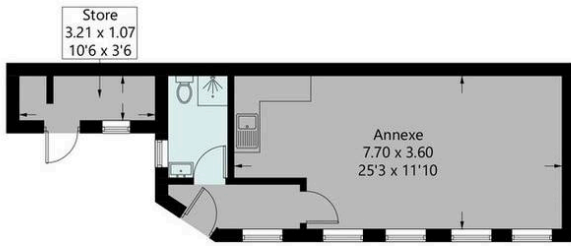
An impressive and beautifully presented four-bedroom end-of-terrace village home occupying a particularly tucked-away and private position in the heart of Bishop Monkton. Cleverly extended and offering exceptionally versatile accommodation, the property combines a superb open-plan family living kitchen with generous reception space, a delightful south-facing landscaped garden, and an unusually extensive range of ancillary buildings. These include a detached annex, substantial timber double garage/workshop, and separate garden office, whilst an expansive gated parking and turning area provides considerable flexibility and could, if desired, be adapted to create further garden space. A particularly valuable feature of the property is the extensive range of additional accommodation and outbuildings positioned within the generous grounds. The detached annex extends to approximately 354 sq ft and provides a substantial open-plan room with a kitchen area, together with its own shower room. This offers excellent flexibility for visiting family, guest accommodation, home working, or a variety of other ancillary uses, subject to any necessary consents. There is also a large timber building providing excellent double garaging, storage, or hobby space. Importantly, planning permission under reference 23/00154/FUL includes consent to replace the existing timber-framed garage building with a permanent detached double garage, giving an incoming purchaser the opportunity to create a more substantial and permanent garaging solution if desired. A further detached garden office/studio, measuring approximately 15'7" x 9'0", provides an ideal dedicated working environment away from the main house. Together, the annex, garage/workshop and garden office considerably enhance the versatility of the property and will be particularly appealing to buyers requiring home-working facilities, garaging, workshop space, or accommodation for extended family. The outside space is one of the property's main features. The principal garden lies immediately to the rear of the house and enjoys a desirable south-facing aspect. Thoughtfully landscaped and well established, it combines areas of lawn with paved seating terraces, mature shrubs, trees, and established planting to create an attractive and private setting. The wide bi-folding doors from the family living kitchen open directly onto the garden, making the outside space a natural extension of the principal living accommodation and particularly well suited to entertaining and alfresco dining. Beyond the formal garden is an expansive gravelled parking and turning area, approached through double gates and providing parking for numerous vehicles. The area also accommodates the existing timber garage/workshop, for which planning permission has been granted to replace it with a permanent detached double garage. The scale of the parking area offers considerable flexibility and, whilst extremely useful in its current form, part of it could alternatively be incorporated into the gardens if preferred. The combination of landscaped garden, extensive gated parking and such a comprehensive range of ancillary buildings is particularly unusual for a property positioned so centrally within the village. Council Tax band: D Tenure: Freehold



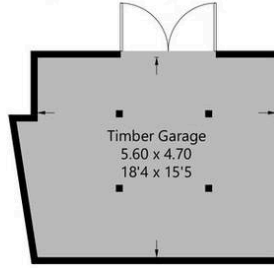
The main house provides over 2,000 sq ft of accommodation arranged over three floors, with an excellent balance of character, contemporary finishes, and practical family space. The ground floor is centred around the exceptional family living kitchen, an impressive open-plan room extending to almost 28ft in length and over 20ft at its widest point. This is very much the heart of the house, providing clearly defined kitchen, dining, and informal living areas within one wonderfully light and sociable space. The kitchen itself is fitted with an extensive range of shaker style cabinetry complemented by generous work surfaces and a substantial central island providing further preparation space and informal seating. A vaulted section with rooflights brings additional natural light into the room, whilst a broad run of bi-folding doors opens directly onto the rear garden, creating an excellent connection between the house and outside space. Adjoining the kitchen is a particularly generous utility room with excellent storage and practical working space, together with a separate guest WC. A separate living room provides a comfortable additional reception space, whilst the second ground-floor room is currently arranged as a double bedroom and offers considerable flexibility depending upon an incoming purchaser's requirements. To the first floor are two further bedrooms. The principal bedroom is a well-proportioned double with its own en-suite shower room, whilst the second bedroom is served by the family bathroom. There is also an additional shower room on this floor. The accommodation continues to the second floor, where a further generous double bedroom benefits from its own WC with wash basin, creating an excellent arrangement for guests, older children or those seeking additional privacy.



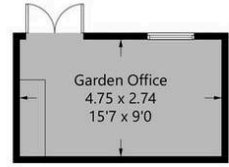
Victoria Terrace, Bishop Monkton, HG3
 Main House = 191.8 sq m / 2064 sq ft
 Limited Use Area = 7.9 sq m / 85 sq ft
 Annexe = 32.9 sq m / 354 sq ft
 Outbuildings (Including Timber Garage / Store) = 43.7 sq m / 470 sq ft
 Total = 276.3 sq m / 2973 sq ft



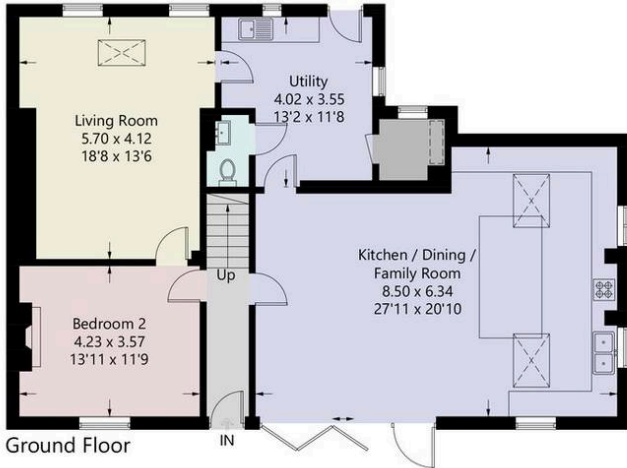
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Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. Pursuant to RICS property measurement 2nd edition
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