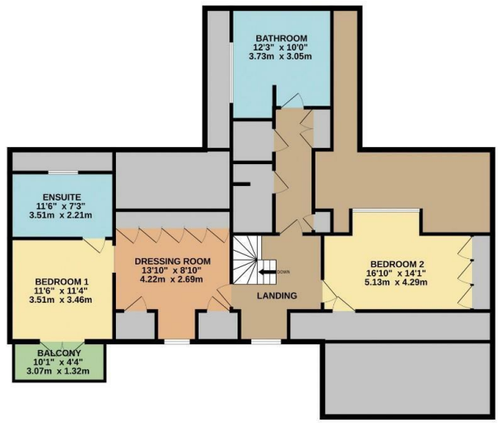
Floor Plan

GROUND FLOOR
1723 sq.ft. (160.0 sq.m.) approx.

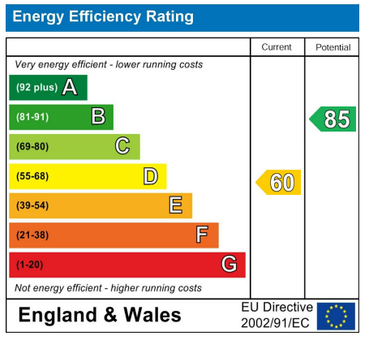


1ST FLOOR
1546 sq.ft. (143.6 sq.m.) approx.



TOTAL FLOOR AREA : 3269 sq.ft. (303.7 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on A61 passing Killinghall and Ripley. On entering Wormald Green turn left towards Markington and continue on the road which will turn into High Street, Markington. With the Post office on your right hand side take the first right into Thwaites Lane and follow the road round where you will find the property on your left hand side, clearly marked by a Hopkinsons For Sale board.

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.



£925,000

Three Gables Markington, Markington, HG3 3PQ

4 Bedroom House - Detached

Nestled in the highly regarded village of Markington, Three Gables is an exceptional four-bedroom detached home occupying a secluded plot surrounded by beautifully landscaped wrap-around gardens. A picturesque stream, crossed by a charming bridge, flows through the grounds, creating a truly unique and tranquil setting. Backing onto open countryside and enjoying immediate access to woodland walks, this individual home combines character, privacy and modern comfort in one of North Yorkshire's most desirable village locations.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

Upon entering, you are welcomed by a spacious entrance porch enjoying delightful views across the mature front gardens and picturesque stream, leading into a central reception hall. This inviting space provides access to an elegant dining room together with two ground floor bedrooms, served by a recently updated luxury shower room featuring premium sanitary ware and a walk-in shower.

The heart of the home is undoubtedly the impressive lounge, complete with a log-burning stove and attractive garden views, creating a warm and welcoming space for both relaxation and entertaining.

The hallway also provides access to a bright breakfast kitchen, separate utility room and attached garage. The kitchen is well appointed with granite worktops, a central island and breakfast bar, gas hob, eye-level oven, integrated microwave and dishwasher, together with space for an American-style fridge freezer and direct access to the driveway.

To the first floor, the principal bedroom benefits from a beautifully appointed designer ensuite bathroom, creating a luxurious private retreat. A further generous double bedroom is complemented by an equally impressive house bathroom featuring both a bath and separate walk-in shower, providing excellent accommodation for family and guests

Outside

Approached via a gated entrance and attractive bridge crossing the stream, Three Gables enjoys an impressive sense of arrival. The sweeping driveway provides ample parking and leads to the double garage.

The mature gardens are a particular feature of the property, with established trees, well-stocked borders and a variety of seating areas designed to enjoy the peaceful surroundings. A wisteria-covered pergola provides an attractive space for outdoor entertaining, while the stream, adjoining open fields and surrounding woodland create a wonderfully private and tranquil environment rich in wildlife.

The gardens offer a rare combination of privacy, natural beauty and direct connection to the surrounding countryside, making Three Gables a truly special village home.

Surrounding Area

Markington is widely regarded as one of the most desirable villages between Harrogate and Ripon, offering a thriving community and excellent local amenities. Within the village are a convenience store and Post Office, a well-regarded public house, parish church, village hall, cricket club and pitch, together with the highly regarded Markington Church of England Primary School.

The surrounding countryside offers exceptional opportunities for walking, cycling and outdoor pursuits, with woodland walks from the doorstep and easy access to the nearby UNESCO World Heritage Site of Fountains Abbey and Studley Royal.

The village enjoys excellent transport links via the A61, providing convenient access to Harrogate, Ripon, Leeds, York and beyond, making it particularly attractive for families and those seeking an exceptional lifestyle balance between town and country living.

Three Gables offers a rare combination of beautiful streamside gardens, direct access to open countryside and woodland walks, a thriving village community and excellent connectivity to Harrogate and Ripon, creating an exceptional lifestyle opportunity in the heart of North Yorkshire.















