

# HUNTERS<sup>®</sup>

## EXCLUSIVE

The Coach House, 8a Park Street, Ripon, North Yorkshire, HG4 2AX

Asking Price £725,000

Property Images



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Total area: approx. 207.4 sq. metres (2232.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, cupboards and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using the following:

8a Park Street, RIPON

### 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>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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 - Detached Beds: 3 Bathrooms: 3 Receptions: 2  
Tenure: Freehold

The accommodation is both generous and versatile, with solid oak internal doors throughout. A welcoming entrance hall leads through to an elegant lounge/snug, centred around a fireplace, creating a warm and inviting retreat. There is a separate dining room, ideal for entertaining, which opens seamlessly into the show stopping lounge with adjacent kitchen. This superb space features a vaulted ceiling, a further wood burning stove and sliding doors opening directly onto the garden. The kitchen is thoughtfully appointed with two built in fridges and freezers, double oven and hob, making it as practical as it is impressive.

Also to the ground floor is a highly desirable guest suite, comprising a coat room leading to a double bedroom and a modern shower room—perfect for visiting family, multi-generational living or independent accommodation.

To the first floor are two further double bedrooms, each enjoying the luxury of ensuite facilities. The principal bedroom is particularly noteworthy, with an ensuite dressing room leading to a beautifully appointed bathroom featuring a roll top freestanding bath and separate shower. The second bedroom benefits from its own ensuite shower room.

The property features fully double glazed Upvc windows and doors throughout with the advantage of all internal doors to the ground floor being wheelchair accessible.

Externally, the property continues to impress. There is a separate annex, ideal for storage, with a staircase leading to a studio space—perfect for home working, hobbies or potential further conversion (subject to the necessary consents). A double open garage, along with off street parking for multiple vehicles, adds further practicality.

The exceptional private walled garden is a true highlight: expansive, beautifully maintained and laid mainly to lawn, with paved patio areas ideal for outdoor dining and entertaining. The garden enjoys a delightful outlook towards the Ripon Gazebo, a Ripon Heritage site, providing a rare and enchanting backdrop.

This remarkable home is utterly individual, rich in character and offers a level of privacy and space seldom found within such a central location—an outstanding opportunity to acquire one of Ripon's most special properties.

## Features

- DETACHED HOUSE • THREE DOUBLE EN SUITE BEDROOMS • TWO RECEPTION ROOMS • LIVING DINING KITCHEN • DETACHED ANNEX • OPEN DOUBLE GARAGE • OFF STREET PARKING FOR MULTIPLE VEHICLES • GENEROUS GARDEN • SECLUDED LOCATION IN THE CITY CENTRE