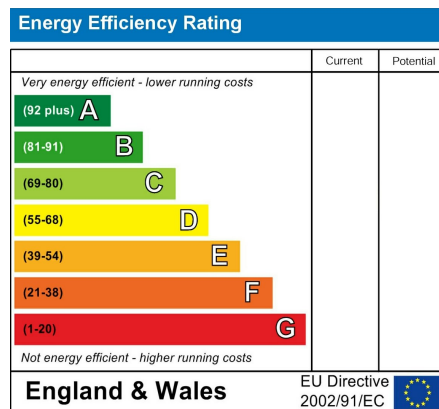


Floor Plan



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 Cow Byre 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.



£995,000

The Cow Byre Bishop Thornton, HG3 3JP

5 Bedroom House

*The Cow Byre a stunning five bedroomed, 3 bathrooms, barn-style home located in the picturesque village of Bishop Thornton, just a short 15-minute drive from the vibrant town of Harrogate. This exclusive property boasts an impressive 3,100 square feet of meticulously designed living space, making it an ideal choice for those seeking a blend of modern comfort and rustic charm.*



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

### The Property

The Cow Byre a stunning five bedroomed, 3 bathrooms, barn-style home located in the picturesque village of Bishop Thornton, just a short 15-minute drive from the vibrant town of Harrogate. This exclusive property boasts an impressive 3,100 square feet of meticulously designed living space, making it an ideal choice for those seeking a blend of modern comfort and rustic charm.

This exquisite house offers a harmonious blend of elegance and modern living. The spacious ground floor is designed for both comfort and functionality, featuring underfloor heating throughout. The heart of the home is the impressive open-plan kitchen, dining, and living area, which is perfect for entertaining guests or enjoying family gatherings. The bespoke Clarity Arts kitchen is a true highlight, boasting integrated Siemens appliances, stunning marble work surfaces, and a large central island that invites culinary creativity. The kitchen seamlessly connects to the garden through two sliding doors, allowing for a delightful indoor-outdoor flow.

Completing the ground floor are a spacious entrance hall, stylish reception room, a utility/boot room with solid wooden units, quartz worktops and bespoke cabinets with a seating area, a boiler room and a convenient guest w/c, ensuring that every need is catered for.

Ascending to the first floor, the principal suite is a luxurious retreat with stunning countryside views, featuring a dressing room and an en-suite bathroom. Three additional double bedrooms share a sleek family bathroom, while a fifth bedroom or study benefits from its own en-suite shower room, providing flexibility for various living arrangements.

### Outside

Outside, the generous garden envelops the property, 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 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

