



PROSPECT HOUSE

Copt Hewick, Ripon, North Yorkshire



A SUBSTANTIAL VICTORIAN DETACHED HOME DATING FROM CIRCA 1870

Offering generous and versatile accommodation ideally suited to family living and entertaining, set within highly private, south-facing walled gardens with far reaching views and enhanced by high quality modern upgrades.

Summary of accommodation

Reception hall | Cloakroom/WC | Sitting room | Formal dining room | Snug | Extended kitchen/family room | Utility/boot room | Cloakroom/WC
Generous home office | Back office | WC | Studio room/ground floor bedroom | Shower room/WC | Wine cellar

Four bedrooms | Refurbished bathroom & separate WC

Gardens, orchard & walled vegetable garden | Large terrace with pizza oven | Two interlinked walled gardens | Detached double garage | Off road parking

Set in approx $\frac{3}{4}$ acre

Distances: Ripon 3 miles, Thirsk 12 miles, Harrogate 14 miles, York 28 miles, Leeds 32 miles
(All distances and times are approximate)

THE PROPERTY

Prospect House is an elegant Victorian home of excellent proportions, thoughtfully extended and improved to combine period character with modern comfort. The accommodation is well balanced over two floors and particularly suited to entertaining.

The heart of the house is the refurbished and extended kitchen with quartz work surfaces, contemporary cabinetry and a central island, opening into a glazed garden room which creates a light and sociable space for dining and everyday living. A formal dining room provides an ideal setting for entertaining, complemented externally by a large terrace with pizza oven, perfect for alfresco gatherings.

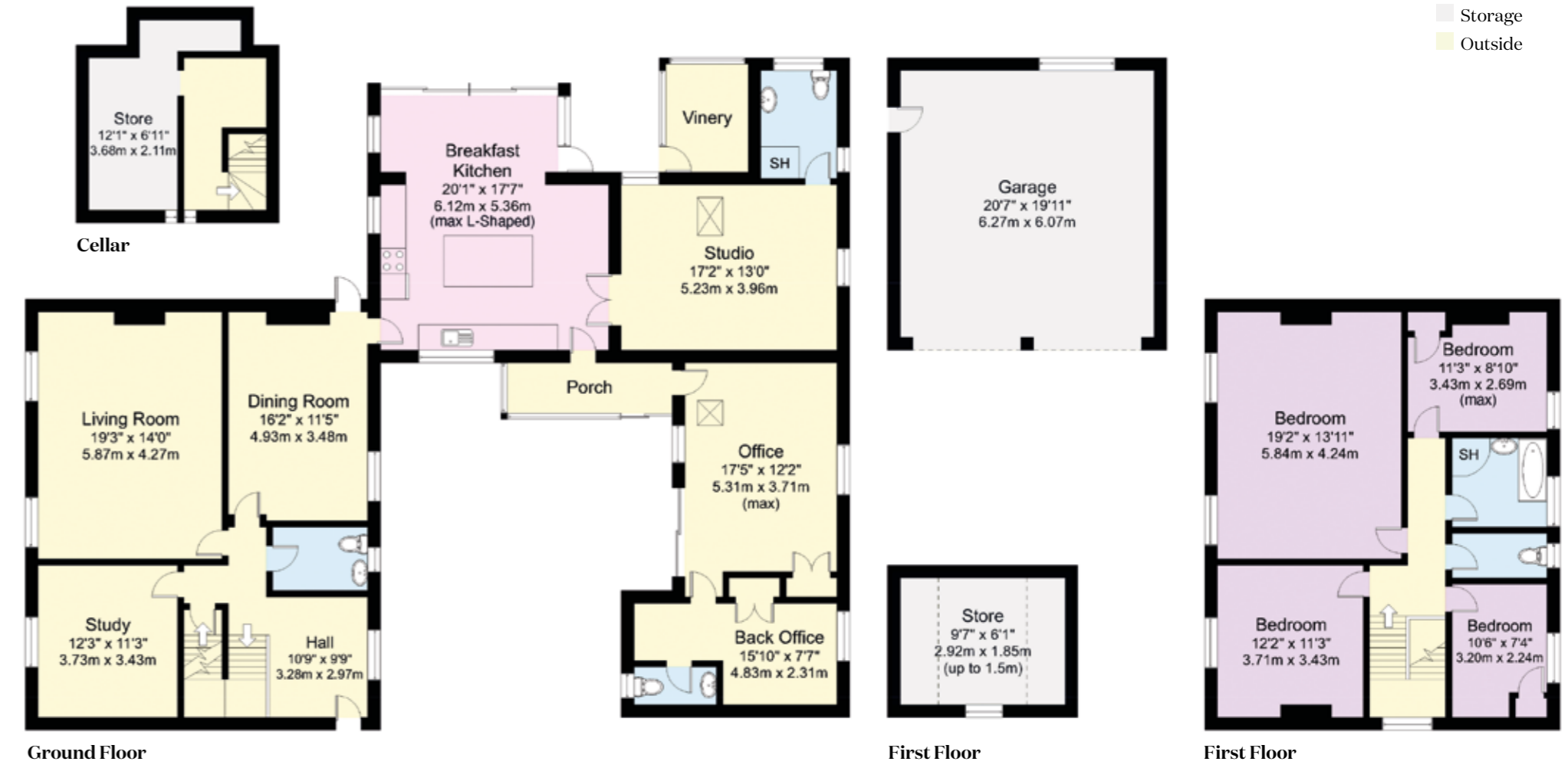
The principal sitting room is generous in size and features an open fire, creating a warm and welcoming atmosphere.





A well proportioned home office benefits from air conditioning and full fibre broadband, making it ideal for remote working, with scope for annexe use if required (subject to any necessary consents). A vaulted studio room with adjoining shower room offers further flexibility as guest accommodation or a ground floor bedroom. A wine cellar provides practical storage and adds appeal for those who enjoy entertaining.

To the first floor are four well proportioned bedrooms, supported by refurbished bathrooms and cloakrooms finished to a high standard.



Approximate Gross Internal Area
253.1 sq m (2,725 sq ft)
(excluding Vinery, Stores & Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



EXTERNALLY

Prospect House is set within mature and well established grounds approaching $\frac{3}{4}$ acre, including lawned gardens, an orchard and a large productive walled vegetable garden. The interconnected walled gardens offer privacy and excellent outdoor entertaining space, while the terrace enjoys open views and a favourable southerly aspect.

The property benefits from exceptional 360 degree privacy. Far reaching, south-facing views further elevate the setting.

A detached double garage provides secure parking and useful storage, with additional off road parking available.





PROPERTY INFORMATION

Services & Sustainability

- Air source heating system with smart remote control
- High levels of insulation
- Fully double glazed
- Full fibre broadband
- Mains services

Tenure: Freehold

Services: Mains drainage, electricity and water.

Local Authority: North Yorkshire Council

Council Tax Band: G

EPC: D



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