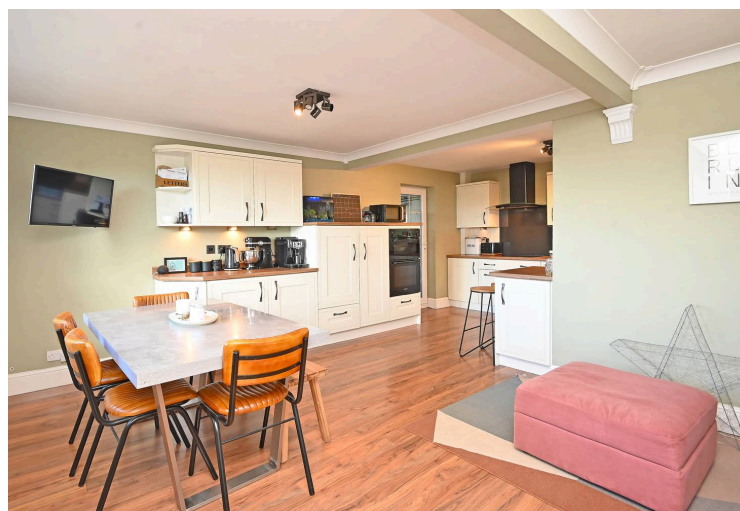




Wynreed, Hopperton

£599,950 Freehold



**YOUR AWARD
WINNING AGENT**

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A beautifully presented and spacious four bedroom detached family home, occupying a delightful position within the highly regarded hamlet of Hopperton and enjoying superb views across adjoining open countryside. The property offers generous and well-appointed accommodation together with attractive private gardens, ample parking and an integral garage.

Wynreed combines the charm of its peaceful semi-rural setting with excellent accessibility to nearby towns and transport links. Particular features include a superb refitted dining kitchen, spacious sitting room with multi-fuel stove, conservatory overlooking the garden and four double bedrooms, including an impressive principal suite with dressing room and en-suite.

Hopperton is a sought-after hamlet conveniently situated for Knaresborough, Harrogate and York, with easy access to the A1(M) and the wider Yorkshire road network.

OUTSIDE

Wynreed occupies an attractive plot with delightful gardens and excellent outside space. To the front, a generous gravel driveway with two entrances provides ample off-road parking and leads to the integral single garage. A central planted border with established shrubs and trees is enclosed by a raised stone wall, adding to the property's attractive setting. A particular feature of the property is the wonderful private rear garden, which adjoins open fields and provides an excellent space for outdoor dining, entertaining and family enjoyment. A covered stone terrace leads onto an attractive circular lawn with pathways, mature planting and an established tree. There is also a further covered area, timber garden shed and an additional terrace and lawned garden beyond. A pathway provides access around the side of the property to the front. The gardens enjoy a delightful sense of privacy and a beautiful outlook over the adjoining countryside, complementing the property's peaceful semi-rural setting.

LOCATION

Wynreed is situated in the charming hamlet of Hopperton, enjoying an attractive rural setting whilst remaining conveniently placed for the nearby market town of Knaresborough and the extensive amenities of Harrogate and York. The location is particularly well suited to commuters, with easy access to the A1(M) and excellent road connections throughout Yorkshire.

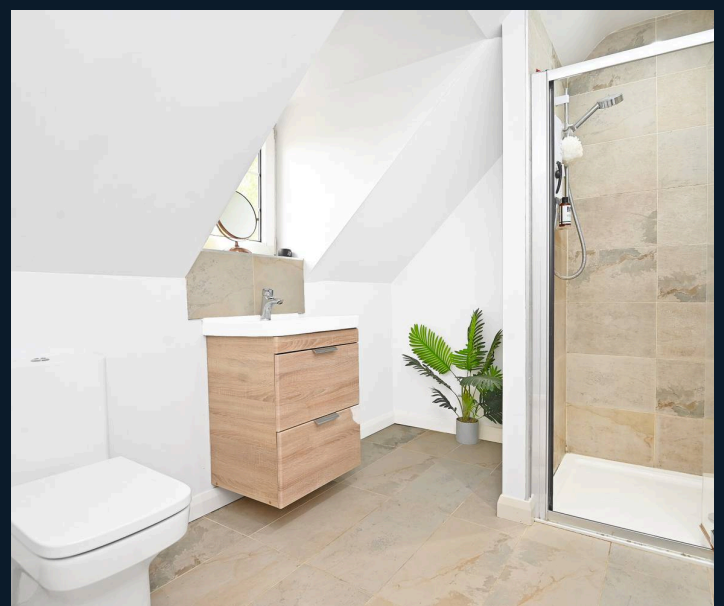


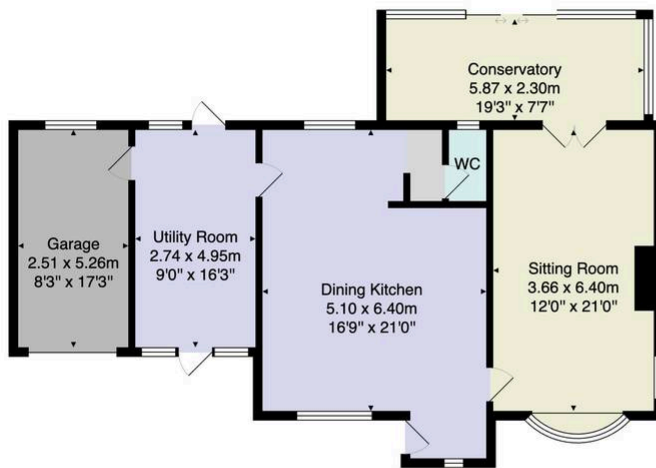
GROUND FLOOR

An entrance hall provides access to the principal accommodation and opens through to the stylish dining kitchen. The kitchen has been refitted with a quality range of contemporary wall and base units complemented by worktops and a selection of integrated appliances, including a Bosch double oven, four-ring electric hob with extractor, fridge and dishwasher. There is ample space for a dining table, creating an excellent setting for every-day family living. The sitting room is a particularly spacious and attractive through reception room, featuring a multi-fuel burning stove and a window with a delightful window seat. The room provides excellent space for both relaxing and entertaining. A conservatory extends across the rear of the property, providing a further generous reception space with stone-flagged flooring and glazed sliding doors opening directly onto the private rear garden. There is also a useful downstairs cloakroom fitted with a WC. A substantial utility room and side entrance, formerly part of the garage, provides excellent additional space for household appliances, storage and everyday family requirements. Beyond this is an integral single garage.

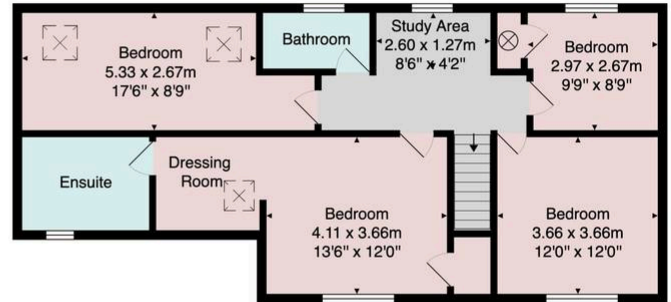
FIRST FLOOR

An attractive landing provides a useful study area, ideal for those working from home, and enjoys the elevated outlook afforded by the property's delightful setting. There are four good sized double bedrooms. The principal bedroom is a particularly impressive suite, benefiting from a walk-through dressing room and a contemporary en suite shower room, with underfloor heating. The remaining three double bedrooms provide excellent accommodation for family members and guests, with attractive views across the surrounding countryside. The accommodation is completed by a modern, fully tiled family bathroom, with underfloor heating and fitted with a white suite comprising a WC, washbasin, bath with shower above.





Ground Floor



First Floor

Total Area: 173.5 m² ... 1867 ft² (excluding garage)
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