



BURNGARTH

ST JOHN'S ROAD | BISHOP MONKTON | HARROGATE | NORTH YORKSHIRE | HG3 3QW

Set in the heart of the highly sought-after and picturesque village of Bishop Monkton, Burngarth is a stunning Grade II listed character property that has been beautifully and sympathetically restored by the current owners. This charming period home showcases timeless appeal, blending traditional architecture with modern comfort.

The property's exterior is a delight, with its whitewashed stone walls, characterful Yorkshire sliding-sash windows, and a pretty clay-tiled roof. A central front door, framed by a wooden gabled porch, offers a warm welcome. Mature, well-tended gardens surround the home, filled with vibrant flowers, manicured hedges, and cottage-style planting, while the village stream meanders gently past the front, enhancing the property's idyllic setting.

The interiors of Burngarth retain much of its original charm, complemented by tasteful updates (including William Morris wallpaper and the paints are from Little Greene/Farrow & Ball), that honour its heritage.

Yorkshire sash windows have been newly installed and feature modern double glazing enhanced for efficiency and comfort. The property also benefits from brand-new patio doors, along with newly fitted front and rear doors. A new boiler was installed two years ago.

Outside, there are peaceful seating areas, winding garden paths, and a wealth of established greenery, perfect for relaxing or entertaining in a private and tranquil setting.

Located in one of North Yorkshire's most desirable villages, the property is within easy reach of local amenities, open countryside, and excellent transport links, making it ideal for those seeking a quintessential village lifestyle in a truly special home.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Sitting room
- Dining room
- Snug
- Breakfast kitchen
- Rear hall
- Utility room with shower and cloakroom
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with dressing room and en-suite bathroom
- Guest bedroom

ANNEXE

- Open plan bedroom/sitting area
- Kitchenette
- Shower room

EXTERIOR

- Private Drive
- Off-road parking
- Established gardens and grounds
- Garden Shed
- Sheltered walled garden
- Dining and entertaining terraces
- Garden stores



The sitting room is a stunning, light-filled space designed to make the most of its beautiful surroundings. A vaulted ceiling creates an impressive sense of height, and the timber flooring brings character and a sense of continuity with the home's period charm. With a triple aspect, the room benefits from an abundance of natural light. A contemporary wood-burning stove provides both a stylish focal point and a cosy warmth in the cooler months. French doors open directly onto a stone-flagged terrace, blending indoor and outdoor living. This easy connection to the landscaped gardens makes the room perfect for summer entertaining, alfresco dining, or simply relaxing and enjoying the tranquil setting.







The snug is a beautifully presented space, rich in period charm and character. Exposed ceiling beams and half-height panelled walls create a traditional feel, complemented by decorative wallpaper in a classic botanical print. A feature fireplace with an ornate cast-iron inset and tiled detailing forms an elegant focal point.

A deep-set window with a built-in seat offers views to the front of the property, while natural light enhances the warm tones of the wooden flooring. The room connects seamlessly to the adjoining living space, creating a sociable flow ideal for everyday living.

The charming dining room, exudes warmth and character. This welcoming space features exposed beamed ceilings, half-height panelled walls, original William Morris wallpaper, and a striking feature fireplace with a traditional arched brick surround, now housing a distinctive turquoise Everhot stove. Two window seats overlook the picturesque village scene to the front, offering the perfect spot to pause and enjoy the outlook. Tasteful décor blends period charm with modern comfort. Rich timber doors and the careful restoration of original features ensure this is a true heart-of-the-home room, setting the tone for the rest of this beautifully restored Grade II listed property.







The breakfast kitchen is a beautifully appointed in frame kitchen, fitted with bespoke an extensive range of painted cabinetry that combines timeless style with modern functionality. Smooth quartz work surfaces and matching window cills provide an elegant contrast to the traditional stone-flagged floor, which adds warmth and texture to the room's character.

Integrated appliances include an electric oven and hob, dishwasher, and fridge/freezer, ensuring the space is as practical as it is attractive. A walk-in pantry offers excellent storage, while a decorative cast iron range, set within a chimney recess, serves as a striking reminder of the property's historic past. Dual windows allow natural light to flood the room, accentuating the craftsmanship and detail of this exceptional kitchen.



The rear entrance hall exudes charm with original William Morris wallpaper, warm tones, and character details, complemented by elegant sandstone flooring that is both practical and attractive.

From here, the space flows into a beautifully designed utility room, complete with bespoke cabinetry offering generous storage and ample work surfaces. The room is thoughtfully arranged with designated spaces for both a washing machine and tumble dryer, and open shelving adds a stylish yet practical element for everyday essentials. A glass framed walk-in shower and WC are also incorporated, creating a highly versatile space that combines charm, style, and functionality.







The principal bedroom is a stylish and inviting retreat, tucked beneath charming sloped ceilings that add character and a sense of intimacy to the space. Soft neutral tones, textured wall coverings, and plush carpeting create a calm, restful atmosphere, while a large window allows natural light to filter into the room. The proportions feel generous yet cosy, and the room's layout makes the most of its architectural features.

Adjoining the bedroom is a well-appointed dressing room, fitted with full-height bespoke wardrobes that provide excellent storage while maintaining a sleek, uncluttered look. A large window with a decorative blind enhances the light, making it a pleasant space to prepare for the day.

The en-suite bathroom is beautifully finished, combining contemporary styling with thoughtful design. Crisp white tiling is paired with patterned floor tiles for a striking yet timeless effect, while the vanity unit with illuminated mirror offers both style and practicality. The room includes a bath with overhead shower, WC, and a skylight draws in natural light, completing this stylish and functional private suite.

The second bedroom offers a warm and inviting atmosphere, full of character and period charm. Its gently sloping ceiling and textured walls create an intimate feel, while low-level cottage-style windows fill the room with natural light and frame views of the surroundings. Traditional latch doors and exposed beams add period authenticity, and discreet built-in storage makes practical use of the space. Th

ANNEXE



The detached self-contained annexe is a beautifully presented and wonderful addition to Burngarth, offering both comfort and functionality. Currently a successful 'Airbnb' generating a healthy income, it would work equally well as private accommodation for guests or relatives.

Inside, the open-plan space features a stylish kitchenette with shaker-style cabinets, a compact dining area and bedroom. Full height windows flood the space with natural light, while the soft neutral décor and wood-effect flooring create a warm, inviting atmosphere. A modern shower room completes the interior.

The annexe enjoys its own private entrance and outdoor seating area framed by stone walls and vibrant planting, making it a delightful retreat that feels both independent yet connected to the main home.



Burngarth, St. Johns Road, Bishop, Monkton, HG3 3QW

Approximate Gross Internal Area
 Ground Floor = 749 sq ft / 69.6 sq m
 First Floor = 458 sq ft / 42.6 sq m
 Annex = 159 sq ft / 14.8 sq m
 Total = 1366 sq ft / 127.0 sq m

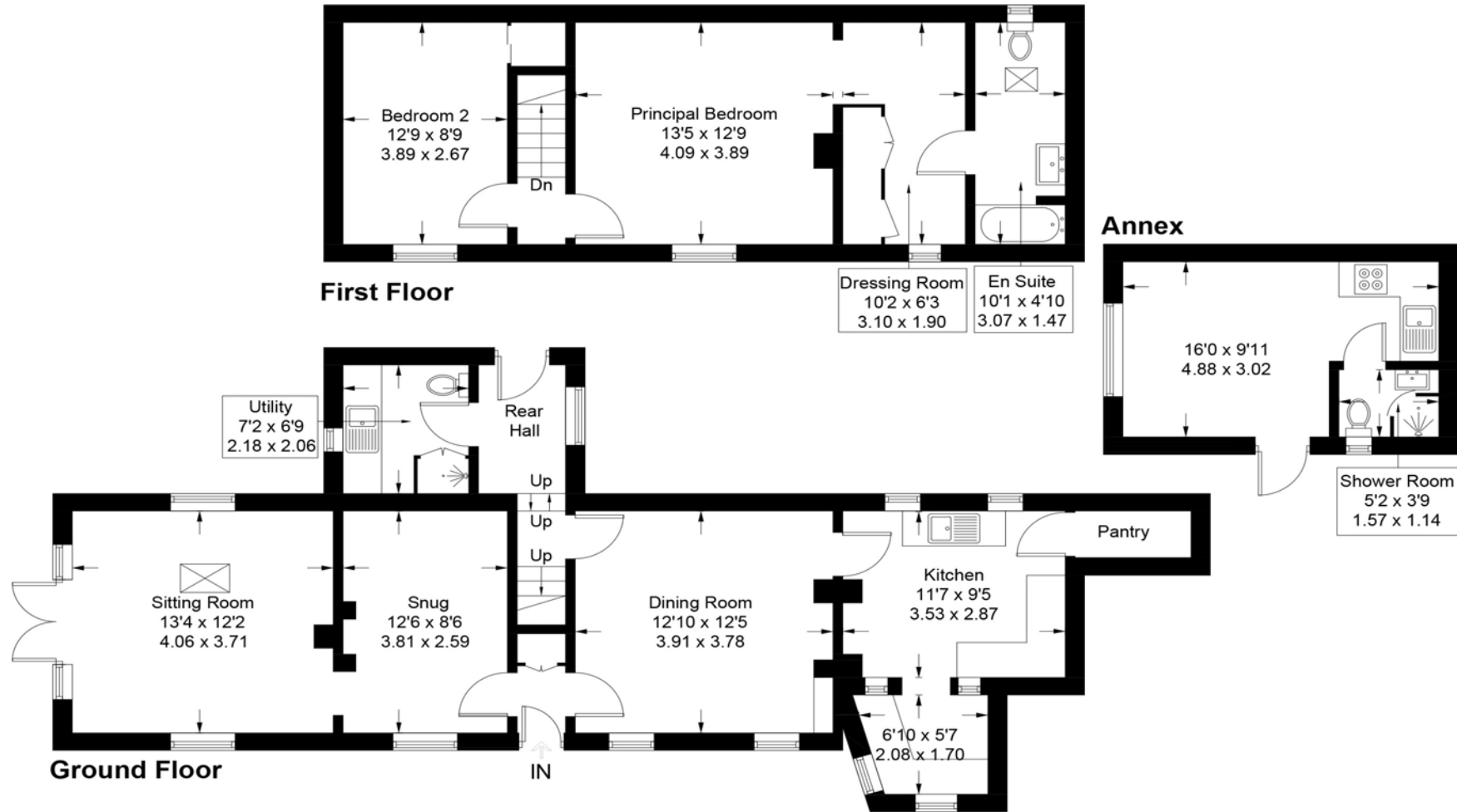


Illustration for identification purposes only, measurements are approximate, not to scale.



EXTERIOR

This exceptional property enjoys a wonderful village setting, perfectly balancing a tranquil rural lifestyle with the ease of nearby village amenities.

The front gardens at Burngarth create a beautiful first impression, with the stone façade softened by seasonal flowers, neatly clipped shrubs, and graceful small trees. Thoughtfully layered planting ensures colour and interest throughout the year, providing a welcoming approach that perfectly complements the home's period charm.

The principal gardens to the side of the property have been beautifully landscaped to create a private oasis. Mature trees and established planting provide structure, shade, and year-round interest, while colourful flowerbeds and lush greenery add vibrancy. A charming stone pathway winds through the lawn and planted borders.

A generous stone terrace offers the perfect spot for outdoor seating and dining, framed by abundant planting for both privacy and beauty. This area feels wonderfully secluded, making it an idyllic setting for summer entertaining or quiet relaxation. The combination of hard landscaping, soft planting, and mature trees creates a garden of exceptional charm and character.

To the rear, the courtyard gravel garden is a charming, sun-filled space brimming with character and colour. Set around neatly edged raised beds planted with a variety of shrubs, and seasonal flowers, it offers a delightful mix of structure and softness. The gravel surface is both attractive and low-maintenance, creating a warm, rustic feel that complements the stone and rendered walls.

A generous gravelled driveway sweeps up to the property, offering ample parking for residents and guests. Mature hedging and established planting frame the space, ensuring this practical area retains a soft, natural feel in keeping with the surrounding gardens.





LOCATION



BISHOP MONKTON

Bishop Monkton is a quintessential North Yorkshire village, prized for its peaceful atmosphere, scenic surroundings, and strong sense of community. Nestled between the historic city of Ripon and the elegant spa town of Harrogate, the village offers a perfect balance of rural charm and modern convenience. Meandering through the village is a picturesque beck, home to ducks and wildlife, which adds to its timeless appeal and makes for a tranquil, postcard-worthy setting.

The village benefits from a close-knit community and a range of local amenities including two well-regarded pubs, a village hall hosting regular events and activities, a highly rated primary school, and a historic parish church. The sense of community spirit is strong, with residents taking pride in the village's upkeep and welcoming nature.

Surrounded by beautiful countryside, Bishop Monkton is ideal for those who enjoy walking, cycling, or simply soaking up the peaceful rural landscape. Despite its quiet setting, the village is superbly positioned for access to transport links, with excellent road connections to Harrogate, Ripon, and Leeds, as well as rail services from nearby Knaresborough and Harrogate

RIPON

Just a short drive from Bishop Monkton lies the historic cathedral city of Ripon, one of England's smallest and most enchanting cities. Steeped in heritage, Ripon is best known for its magnificent 7th-century cathedral, which dominates the skyline and serves as a stunning centrepiece to this vibrant community. The city's charming market square hosts a popular weekly market that draws locals and visitors alike. Ripon's streets are lined with a delightful mix of independent shops, boutiques, cafes, and traditional pubs, alongside well-known national retailers, ensuring residents enjoy both convenience and character.

Beyond shopping and dining, Ripon offers a rich cultural and recreational life. The city boasts a range of amenities including a leisure centre, swimming pool, racecourse, and golf club, along with various sports clubs catering to all interests.

Throughout the year, Ripon plays host to an array of festivals, fairs and community events that bring its historic streets to life. Its close proximity to stunning attractions such as Fountains Abbey and Studley Royal Deer Park makes it a superb base for exploring North Yorkshire's natural and historic wonders, adding yet more appeal to this delightful small city.

HARROGATE

Harrogate is a beautiful Victorian spa town, renowned for its elegant architecture, leafy gardens and cosmopolitan atmosphere. Just a short drive from Markington, it offers an exceptional array of amenities and lifestyle attractions. The town's handsome streets are lined with stylish boutiques, independent shops and popular high-street stores, complemented by a fantastic choice of cafes, tearooms and acclaimed restaurants. The famous Bettys Café Tea Rooms is a quintessential Harrogate experience, while the Turkish Baths and restored Royal Pump Room Museum stand as reminders of the town's illustrious spa heritage.

Beyond shopping and dining, Harrogate is a thriving cultural and social hub. It hosts regular festivals, concerts and events, and boasts a theatre, cinemas and galleries. The town is equally known for its beautiful green spaces, from the colourful floral displays of the Valley Gardens to the open expanses of The Stray.

NIDDERDALE (AONB) THE YORKSHIRE DALES

The countryside surrounding Bishop Monkton, offers some of the finest scenery in North Yorkshire right on the doorstep. The village sits close to the boundary of the Nidderdale Area of Outstanding Natural Beauty (AONB), a breathtaking landscape of rolling hills, river valleys, ancient woodlands and charming stone-built villages. This unspoilt area is a haven for walkers, cyclists and nature lovers, with countless trails and quiet lanes waiting to be explored. From gentle riverside strolls to more adventurous hikes across open moorland, the Nidderdale AONB provides endless opportunities to enjoy the outdoors in all seasons. Just a little further afield lies the magnificent Yorkshire Dales National Park, a world-famous region celebrated for its dramatic scenery and historic landmarks.

SCHOOLS:

Bishop Monkton is ideally positioned for families seeking high-quality education, with a wide choice of well-regarded state and independent schools in the surrounding area.

The village is home to Bishop Monkton Church of England Primary School, rated 'Good' by Ofsted, offering a nurturing and community-focused environment. Nearby, Boroughbridge Primary School provides another strong option for younger children.

For secondary education, Ripon Grammar School, a top-performing selective state school, is just five miles away and offers both day and boarding places. Outwood Academy Ripon

and Boroughbridge High School also serve the area, along with highly regarded options in nearby Harrogate including Rossett School and St John Fisher Catholic High School.

TRANSPORT LINKS

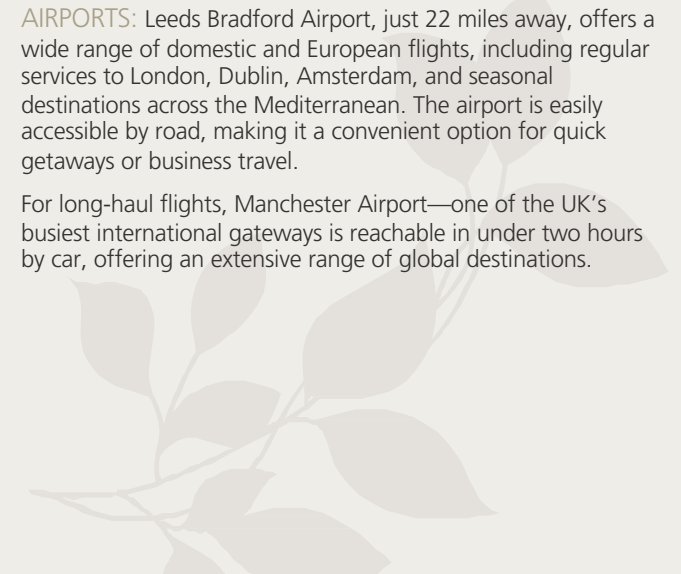
ROADS: Bishop Monkton enjoys excellent road connectivity, making it an ideal base for both local and regional travel. The village is well served by a network of major routes that provide swift access to nearby towns and cities. The A61, just minutes from the village, offers direct routes north to Ripon and south to Harrogate, while the A1(M) is easily reached via nearby Boroughbridge, placing York, and Leeds within comfortable driving distance. This major motorway link makes Bishop Monkton particularly convenient for commuters and those needing regular access to national road networks.

TRAINS: Knaresborough Station, just 7 miles away, offers regular local services to Harrogate, Leeds, and York. From Harrogate Station, passengers can connect to London Kings Cross in around 2 hours 30 minutes via high-speed services through Leeds or York.

For even faster direct routes to London and beyond, Thirsk and Northallerton Stations both sit on the East Coast Main Line, offering regular services to London Kings Cross in as little as 1 hour 50 minutes. These stations also provide convenient access to Newcastle, Durham, Edinburgh, and other northern cities.

AIRPORTS: Leeds Bradford Airport, just 22 miles away, offers a wide range of domestic and European flights, including regular services to London, Dublin, Amsterdam, and seasonal destinations across the Mediterranean. The airport is easily accessible by road, making it a convenient option for quick getaways or business travel.

For long-haul flights, Manchester Airport—one of the UK's busiest international gateways is reachable in under two hours by car, offering an extensive range of global destinations.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D.: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 5 miles, Harrogate 8 miles, A1 (M) 9 miles, Leeds 24 miles, York 25 miles, (All mileages are approximate)



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