



Penny Lane, Ripon, HG4 1HG

Offers Over £500,000


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A very special opportunity in the highly sought-after Little Studley Road area of Ripon, a sheltered and little-known backwater conveniently placed for local amenities, schools, walks into the surrounding countryside and great travel options.

SOLO SAY: Typical features of ample natural light, large footprints, great versatility and generous gardens ensure bungalows are increasingly sought-after as a base to create perfect contemporary homes. This masterfully renovated property is the perfect example, having been completely transformed and re-configured to create an elegant and sumptuous haven of the highest quality, combining versatile, bright and functional accommodation with soothing colour palettes to complement the first class finishes.

With seamless indoor/outdoor functionality, the flow of the accommodation is a lesson in thoughtful design and is sure to impress the most discerning of buyers. The property could appeal to a wide audience as the adaptable living space offers plentiful options for relaxed family living or entertaining guests.





An entrance hallway leads into one of the wonderful features of the home; a spacious split-level hall with large picture window to the garden and access to the loft via a fold-down ladder. A further, inner hallway offers cloaks hanging and built-in cupboards. The cosy sitting room features a bespoke shelving and storage unit and has a wide bow window to the garden.

The dining kitchen is the show-piece where generous proportions allow various sitting or dining configurations and wide bi-folding doors link seamlessly to the garden. An attractive and comprehensive range of units combine stylish and ergonomic design with practical storage, work-space, a range of integrated appliances and island unit with breakfast bar.

Bedroom one features a wide window to the side and a luxurious en-suite shower room, double bedroom two has fitted wardrobes, a wide bow window to the front and additional side window. Bedroom three is also a double size and has a window to the side. The bathroom completes the accommodation and incorporates a practical utility area.



The property occupies a fantastic size corner plot with a long driveway extending the full length of the bungalow and leading to a detached double garage at the rear. The wonderfully private garden has been thoughtfully landscaped for maximum usability and enjoyment with distinct patio sitting areas and a level lawn. Steps lead to an under-cover area for a hot-tub and continue to the 'top' of the garden where there's a further patio with stunning, far-reaching views.

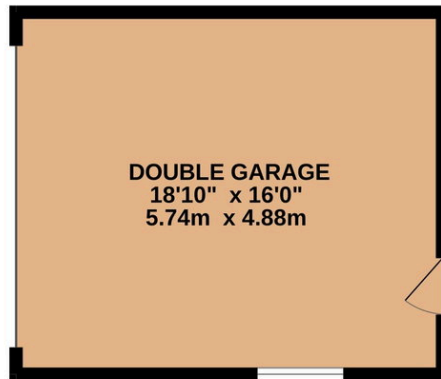
The property occupies a quite wonderful location in a little-known and peaceful backwater; the sheltered setting and no-through road creating a 'tucked-away' feel, distinct from Ripon itself. Despite being on the edge of the city and close to countryside, the property is also conveniently situated within walking distance of a wide range of shops and services situated around the historic centre. Also within walking distance are excellent schools for all ages including the renowned Ripon Grammar.

Regular commuters and travellers are well-served by transport links including the easy-to-reach A1(M), bus routes and rail links and Thirsk, Harrogate and Northallerton.

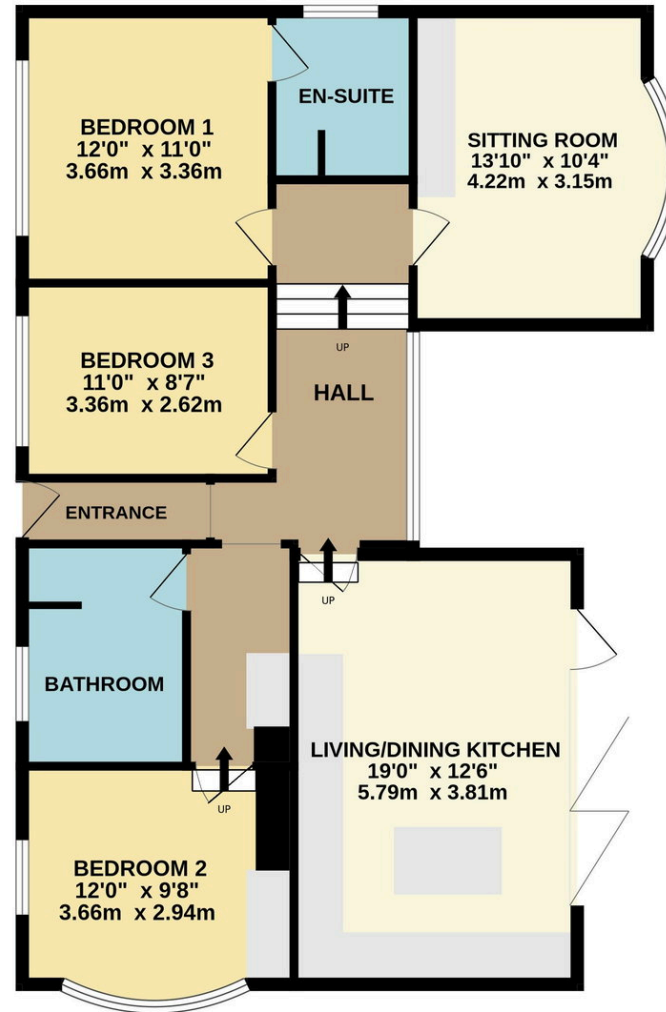




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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