



THE OLD POLICE HOUSE
North Stainley, Near Ripon

Carter Jonas

THE OLD POLICE HOUSE, NORTH STAINLEY, HG4 3HT

Ripon – 4 miles
Masham – 6 miles
Harrogate – 16 miles

Spacious reception hall • Sitting room • Adjoining snug • Breakfast kitchen • Dining room • Family room
Utility room • Cloakroom • First floor landing • Principal bedroom with an en suite bathroom • 3 further double bedrooms • 2 bathrooms • Study • Second floor landing
2 additional double bedrooms, one has a walk in wardrobe • Electrically operated entrance gates
Gravelled courtyard to the front providing ample parking • Enclosed lawned garden to the rear

North Stainley is a popular village with a thriving local community, offering a range of facilities including a public house, primary school, church, village hall and a cricket club. It is situated just 4 miles to the north of the Cathedral City of Ripon which offers an extensive range of everyday facilities as well as a good choice of schools for children of all ages, including the highly acclaimed Grammar School. Nearby leisure facilities include Ripon golf and tennis club, Ripon Racecourse as well as football and rugby clubs. Also nearby is Lightwater Valley Theme Park and Fountains Abbey and Studley Royal Water Garden. For the commuter there is easy access by road to Harrogate, Leeds and the A1(M) and mainline services from Thirsk, York and Leeds to London's Kings Cross.

The Old Police House is an impressive brick built detached property which was constructed just under 10 years ago. The property offers spacious and well planned family accommodation extending to just over 3,000 sqft (279sqm) and is ideal for everyday family living and entertaining. To the rear is an enclosed lawned garden providing a safe and secure playing area for children.

The accommodation is arranged over 3 floors and includes a spacious reception hall, sitting room with an adjoining snug, breakfast kitchen, dining room, separate family room,

AN IMPRESSIVE MODERN DETACHED PROPERTY PROVIDING SPACIOUS AND WELL PRESENTED FAMILY ACCOMMODATION EXTENDING TO OVER 3,000 SQFT (279SQM), WITH AN ENCLOSED LAWNED GARDEN TO THE REAR, SITUATED IN THE HEART OF THIS POPULAR VILLAGE, JUST 4 MILES TO THE NORTH OF RIPON.



utility/laundry room and a cloakroom. On the first floor is a spacious landing, principal bedroom with an en suite bathroom, 3 further double bedrooms (2 share a Jack & Jill bathroom), house bathroom and a study. On the second floor there are 2 additional double bedrooms, one of which has a walk in wardrobe.

Outside, the property is approached through double timber gates which lead to a large gravelled courtyard providing parking for several vehicles. To the rear is an enclosed garden with a terrace adjoining the house itself and with a good sized lawned area beyond.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

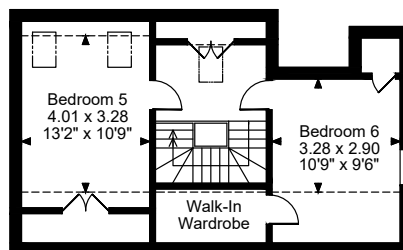
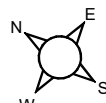
Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by an oil fired boiler.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

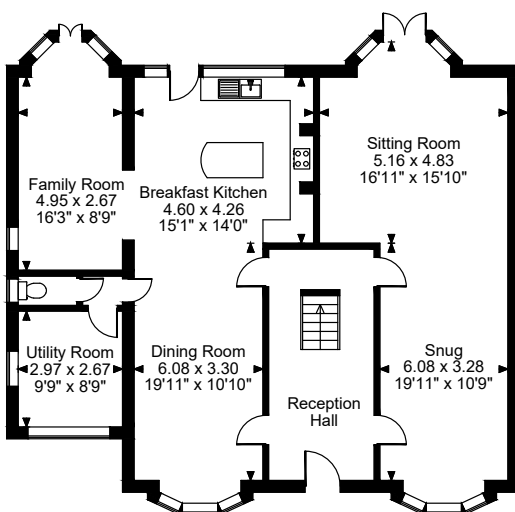
Directions - Postcode HG4 3HT: From Ripon proceed in a northerly direction and at the Clock Tower traffic lights, turn left into Palace Road. Proceed through North Lees and into North Stainley. The Old Police House is the second property on the right after The Staveley Arms.



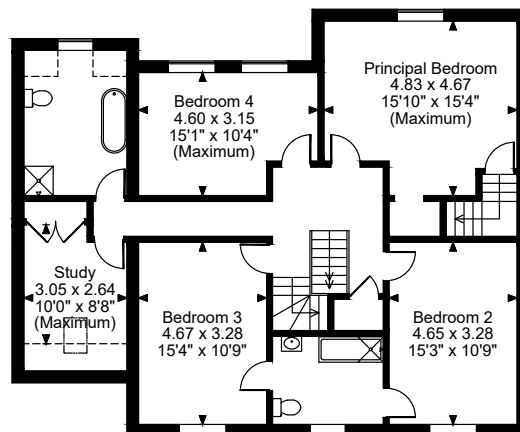
The Old Police House, North Stainley
Internal area 3,100 sq ft (288 sq m)



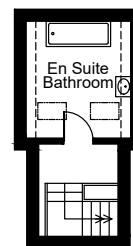
Second Floor



Ground Floor



First Floor



Second Floor Above Principal Bedroom

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		7.5	9.0
		EU Directive 2002/91/EC	

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