



THE LILACS

Copt Hewick, Near Ripon

Carter Jonas

THE LILACS, COPT HEWICK, RIPON, HG4 5BY

Ripon - 2.5 miles
Boroughbridge - 6 miles
Harrogate - 13 miles
A1(M) - 2.5 miles

An internal inspection is essential to this fully appreciate this beautifully refurbished and luxuriously appointed family residence. The accommodation allows for both ground floor and first floor bedroom accommodation and features a superb open plan living/dining kitchen opening out onto the enclosed rear garden.

Copt Hewick is a pretty semi rural village with a village hall and church with a primary school in the neighbouring village of Sharow. A range of everyday facilities are available in Ripon, some 2.5 miles to the west including the highly regarded Ripon Grammar School. There is ready access to the A1(M) together with the Yorkshire commercial centres of Harrogate, Leeds and York.

The Lilacs has only recently been the subject of an extensive program of renovation briefly comprising a reception hallway, guest cloakroom, living room, separate snug/study, feature open plan sitting/dining kitchen with peninsula dividing unit, integrated appliances and double doors opening onto the terrace and rear garden, separate utility room and principal bedroom with fitted en suite dressing room and shower room. At first floor level is a galleried landing providing access to three additional double bedrooms two with built in furniture and one with private en suite shower room together with a house bathroom.

To the front of the property is a raised lawned garden with stone retaining boundary wall, brick set driveway providing ample parking for several vehicles and integral storeroom/workshop. The rear garden is completely enclosed principally lawned for ease of maintenance and with a covered patio and two additional terraced areas together with a timber garden store.

AN EXCEPTIONALLY WELL APPOINTED AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME OFFERING FLEXIBLE ACCOMMODATION OVER TWO LEVELS WITH ENCLOSED GARDENS IN THE CENTRE OF THIS POPULAR SEMI RURAL VILLAGE CLOSE TO THE CATHEDRAL CITY OF RIPON.



ADDITIONAL INFORMATION

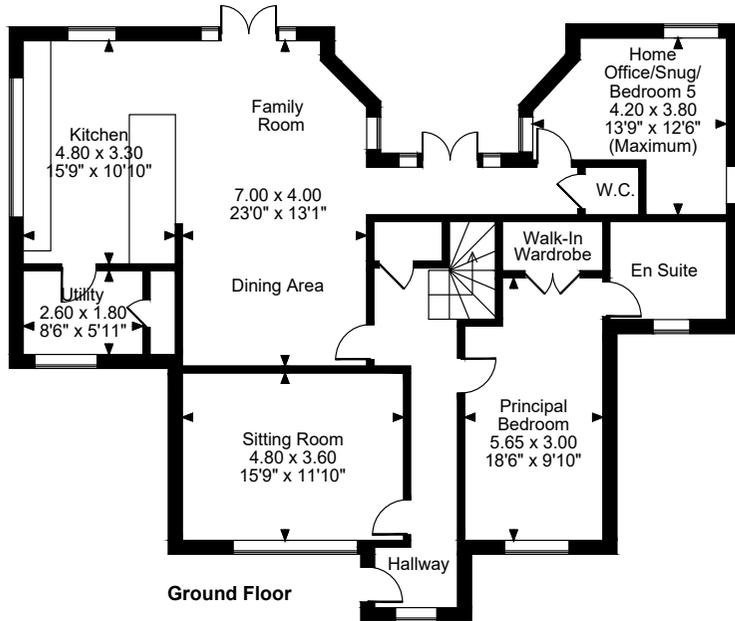
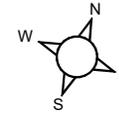
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

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

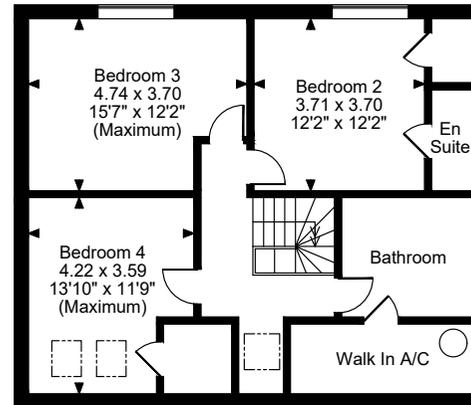
Directions - HG4 5BY: Travelling from Harrogate on the A61 towards Ripon take the bypass and turn right at the second roundabout signposted Boroughbridge B6265. Pass the racecourse and continue over the bridge and shortly after the Black-A-Moor Inn turn left signposted to Copt Hewick. Turn right into the village main street and The Lilacs is approximately on the 500 yards on the left hand side opposite the old chapel.



The Lilacs, Copt Hewick, Ripon
Approximate Gross Internal Area
2,213 sq ft / 206 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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