



**HONEYSUCKLE**

Marton le Moor, Near Ripon

**Carter Jonas**



## **HONEYSUCKLE, MARTON MEADOW, MARTON LE MOOR, HG4 5FF**

Boroughbridge – 4 miles

Ripon – 5 miles

Harrogate – 15 miles

Spacious reception hall • Cloakroom • Sitting room  
Excellent breakfast kitchen • Study • Utility room  
Landing Principal bedroom with an en suite shower room • Guest bedroom with an en suite shower room • 2 additional double bedrooms  
House bathroom • Double garage • Additional parking on block paved drive • Superb corner plot with large lawned garden • Lovely open views  
Exclusive recently completed development  
Exceptional specification throughout • Fibre superfast broadband installed

Marton Meadow is an exclusive new development of just 5 properties, situated on the northern edge of this picturesque North Yorkshire village, well placed for access to the neighbouring market towns of Boroughbridge (4 miles to the south) and Thirsk (10 miles to the north east) and the Cathedral City of Ripon (5 miles to the west). For the commuter, the A1(M) is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York.

Honeysuckle is an impressive and attractive detached property providing well presented accommodation, ideal for everyday family living and entertaining. It occupies a superb corner plot and has large lawned gardens lying to the side and rear and enjoys a lovely outlook over farmland.

The accommodation is arranged over 2 floors and includes, a spacious and welcoming reception hall, cloakroom, well proportioned sitting room, study, a fully fitted kitchen with appliances and a utility room. On the first floor is a lovely landing area, principal bedroom with an en suite shower room, guest bedroom with an en suite shower, 2 additional bedrooms and a house bathroom.

**A SUPERB DETACHED PROPERTY DEVELOPED TO AN EXCEPTIONAL STANDARD, PROVIDING EXCELLENT AND WELL PLANNED 4 BEDROOM FAMILY ACCOMMODATION, SET IN LARGE LAWNED GARDENS AND FORMING PART OF THIS EXCLUSIVE RECENTLY COMPLETED DEVELOPMENT ON THE NORTHERN EDGE OF THE VILLAGE, CONVENIENTLY LOCATED BETWEEN RIPON AND BOROUGHBRIDGE AND WITHIN EASY ACCESS OF THE A1(M).**



Outside, there is a large double garage with an electric car charging point and additional parking to the front on the block paved drive. There is a lawned garden to the front with estate railings whilst to the side and rear is a large lawned garden providing an ideal secure playing area for children.

## ADDITIONAL INFORMATION

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

**Services:** Mains electricity, water and drainage are installed. Air source heating with underfloor circulation

to the ground floor and traditional radiators to the first floor.

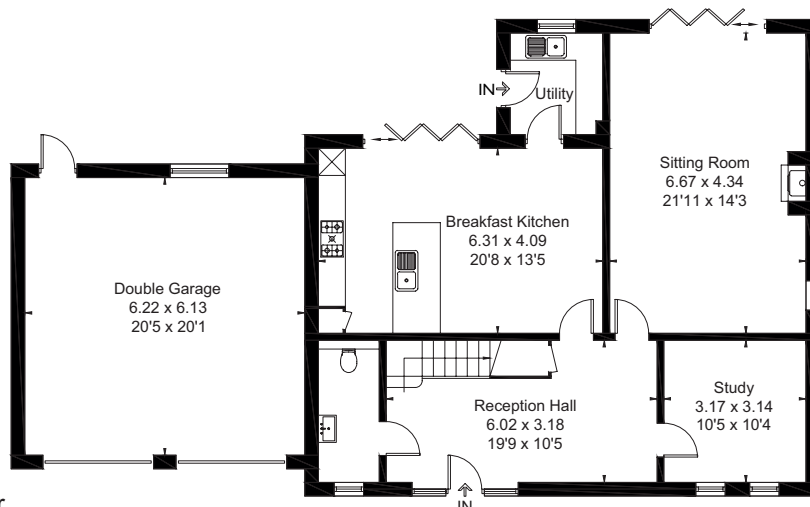
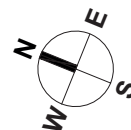
**Viewing:** Strictly by appointment through the selling agents – 01423 523423.

**Directions – Postcode HG4 5BT:** From the B6265 Ripon – Boroughbridge road, follow signs to Marton le Moor. On entering the village follow the road and take a left turn into Whitegate Lane. Follow the road round to the right and then to the left – into Cana Lane. The turning left into Marton Meadow is a short distance along on the right. As you enter the development, Honeysuckle is the first property on the right.

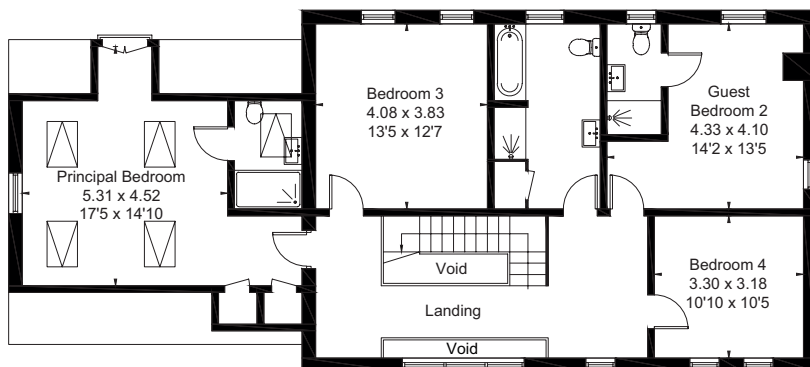




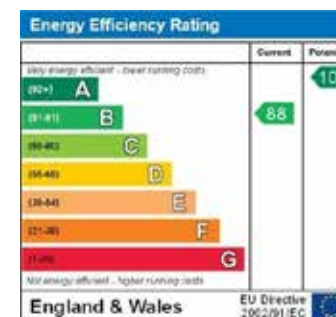
Honeysuckle, Marton Meadow, Marton le Moor  
 Approximate Area = 2193 sq ft / 203.7 sq m (Excluding Voids)  
 Garage = 411 sq ft / 38.2 sq m  
 Total = 2604 sq ft / 241.9 sq m



Ground Floor



First Floor



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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