

PARK GREEN



NEAR BISHOP MONKTON ♦ RIPON



PARK GREEN, NEAR BISHOP MONKTON, RIPON, HG4 3LX

An impressive detached country house providing spacious and well planned family accommodation, occupying a lovely setting of approximately 19 acres (7.7 ha) with just over 6½ acres (2.63 ha) of gardens, woodland and paddock together with the adjoining fields of 12¼ acres (4.96 ha). It is beautifully situated between the sought after villages of Littlethorpe and Bishop Monkton and is convenient for daily travel to Ripon, Harrogate and the A1(M).

GROUND FLOOR

Central reception hall • Cloakroom
Drawing room • Sitting room • Dining room
Breakfast kitchen • Utility room • Two walk in pantries • Side hall/boot room • Wine Cellar
Front porch • Secondary cloakroom

FIRST FLOOR

Landing • Linen/box room • Principal bedroom with two dressing rooms and an en suite bathroom • Guest bedroom with an en suite bathroom • Four additional bedrooms
House bathroom • Additional double bedroom/home office facility

OUTSIDE

Sweeping driveway approach • Integral double garage and additional double garage • Range of garden stores • Barn • Two stables
Greenhouse • Tennis court
Extensive parking area

GROUNDS

Beautiful gardens and grounds featuring extensive lawned areas, walled vegetable garden, wildlife pond and woodland
Adjoining paddock land to the north (split into two) extending to 12¼ acres (4.96 ha)



THE PROPERTY

Park Green is an impressive detached country house, facing due south to the front and enjoying lovely views over open countryside. The original part of the house is believed to date back to the 1800s, or possibly earlier. It was significantly extended and remodelled in the 1960s and 1970s and has been in the same family ownership for over 50 years. Now in need of some general updating and modernisation, the sale offers an increasingly rare opportunity to acquire a lovely country house in a beautiful setting, offering significant potential.





THE LOCATION



Ripon 3 miles • Knaresborough 8 miles • Harrogate 10 miles • A1(M) 7 miles
Leeds 27 miles • York 25 miles

Park Green occupies a superb country position between the popular villages of Bishop Monkton and Littlethorpe, just 3 miles to the south of the Cathedral City of Ripon and 10 miles to the north of Harrogate. Ripon and Harrogate offer an extensive range of everyday amenities including a wide variety of shopping facilities, restaurants as well as schools for children of all ages, including the renowned Ripon Grammar School.

For the commuter, the property is well positioned for easy access to the business centres of Leeds, Bradford and York, the A1(M) is nearby (7 miles to the north west), rail services operate from Harrogate and Knaresborough connecting with the mainline at York and Leeds, providing regular services to London's Kings Cross. National and International flights operate from both Leeds/Bradford and Teesside airports.



OUTSIDE



Park Green occupies a beautiful setting amidst mature and carefully maintained grounds extending in total to just under 19 acres (7.7 ha). Immediately to the front of the house and facing virtually due south is a lovely lawned garden with a gateway leading to a walled vegetable garden with greenhouse. The gardens and grounds continue to the north and east with sweeping lawned areas, a range of useful outbuildings, tennis court and an orchard/paddock leading down to the eastern boundary. There is also a delightful wildlife pond bordered by an area of woodland. The paddock land lies to the north, is split into two, and extends in its own right to 12¼ acres (4.96 ha).

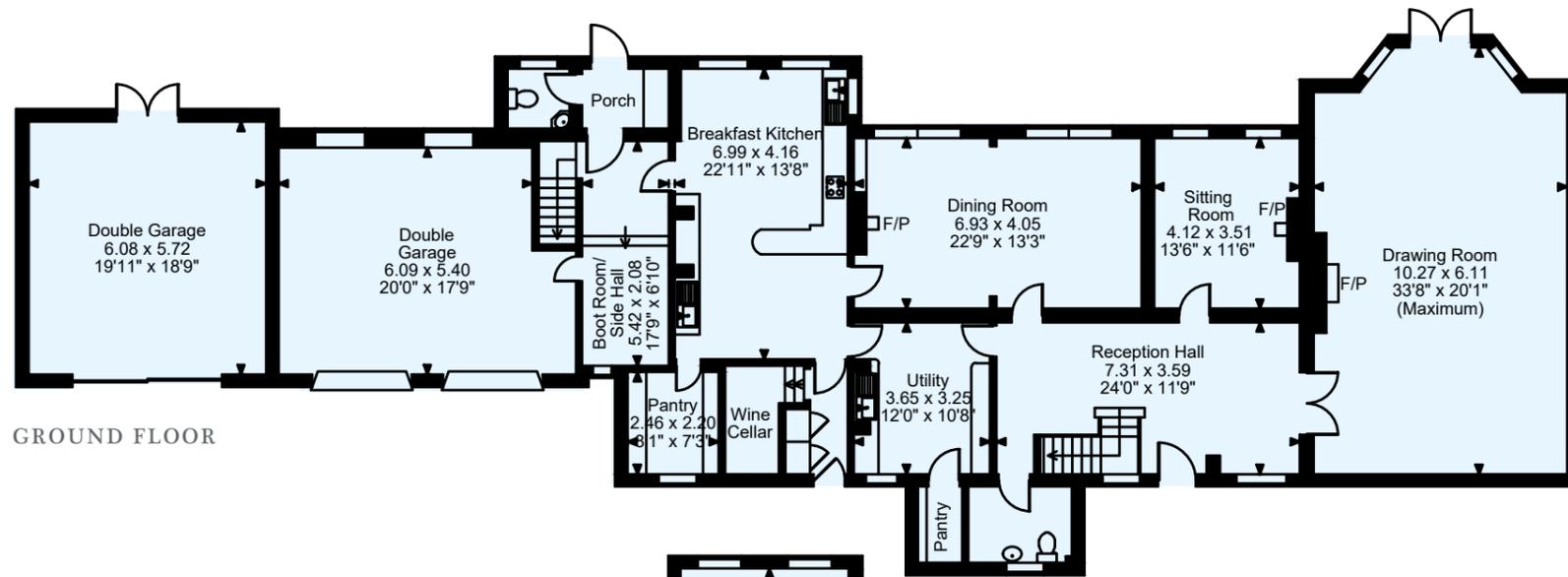




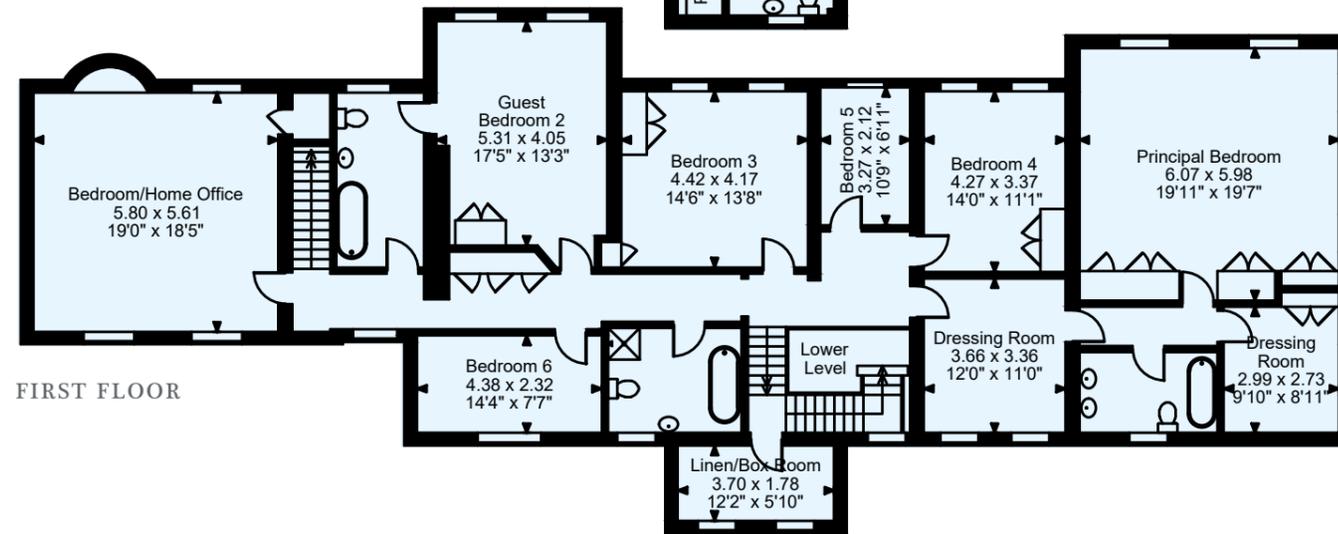


FLOOR PLANS

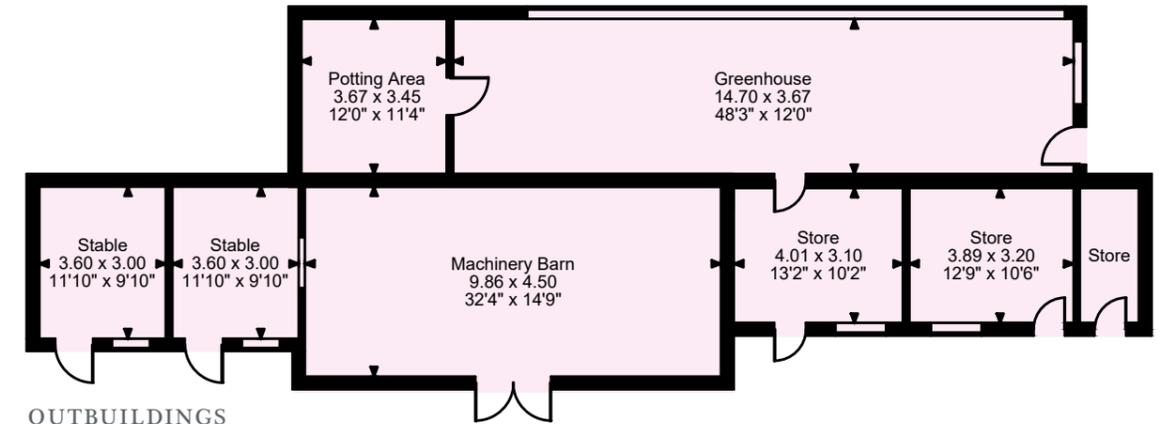
Approximate Gross Internal Area
 Main House: 4,992 sq ft / 464 sq m
 Garages: 730 sq ft / 68 sq m
 All Outbuildings: 1,852 sq ft / 172 sq m
Total: 7,574 sq ft / 704 sq m



GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

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 electricity and water are installed. Drainage is to a septic tank. Central heating is provided by an oil fired boiler.

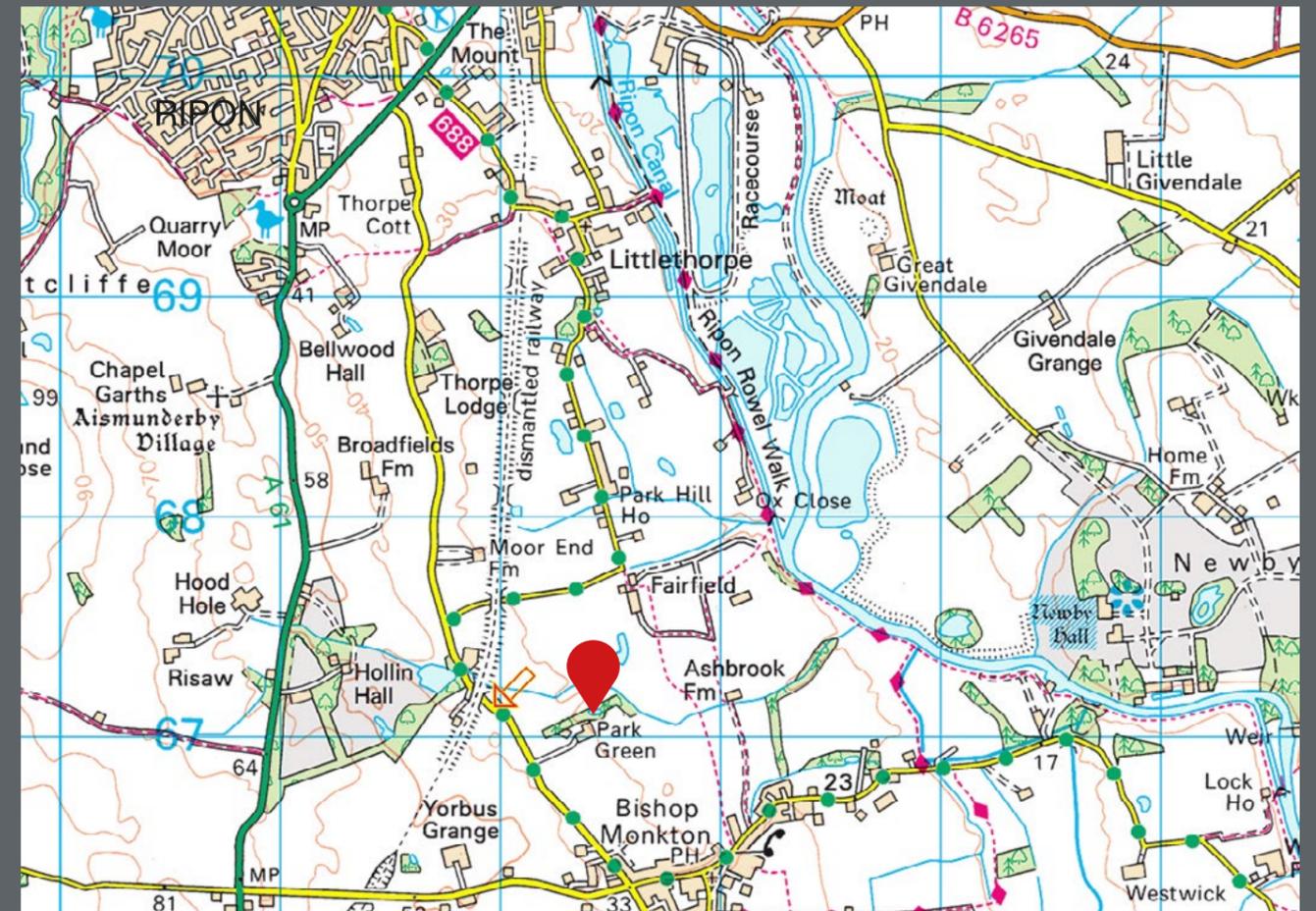
VIEWING

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

DIRECTIONS

Sat nav: HG4 3LX

From Harrogate proceed in a northerly direction on the A61 towards Ripon. At the Bishop Monkton cross roads, by the garden centre, turn right towards Bishop Monkton. At the cross roads in the village, turn left. Follow this road for approximately ½ a mile and the driveway leading to Park Green is on the right - identified by some white posts.



Carter Jonas

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