

HUNTERS®

HERE TO GET *you* THERE

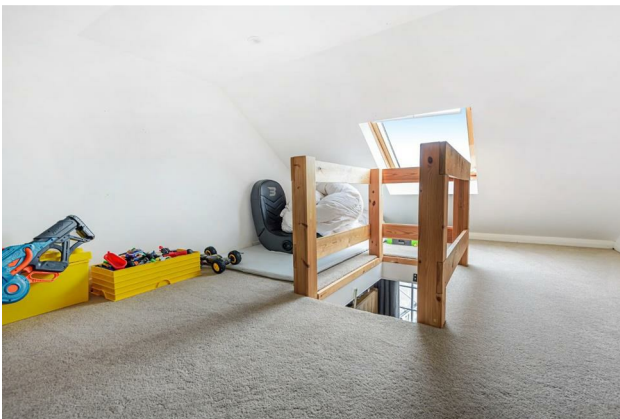
8 Watermill Croft, North Stainley, Ripon, North Yorkshire, HG4 3LB

Offers Over £475,000

Property Images



Property Images



Property Images



Watermill Croft, North Stainley, Ripon, HG4

Approximate Area = 1650 sq ft / 153.2 sq m (includes garage)

Limited Use Area(s) = 94 sq ft / 8.7 sq m

Total = 1744 sq ft / 162 sq m

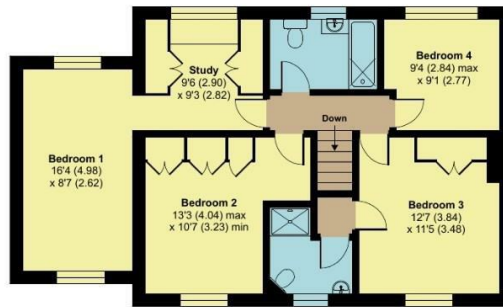
For identification only - Not to scale



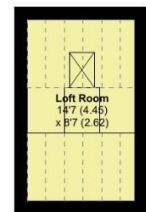
Denotes restricted
head height



GROUND FLOOR
APPROX FLOOR
AREA 76.6 SQ M
(825 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 73.5 SQ M
(792 SQ FT)

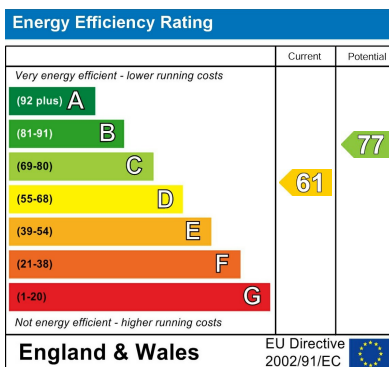


SECOND FLOOR
APPROX FLOOR
AREA 11.7 SQ M
(127 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrchem 2022. Produced for Hunters Property Group. REF: 867574

EPC



Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

A stunning four bedroom detached family home offering fabulous modern living accommodation finished to the very highest of standards with lounge, dining kitchen with centre island, ground floor WC, separate study/office, useful loft room, enclosed garden with entertaining area, integral garage and parking.

Comprising: entrance hallway with engineered oak flooring and stairs to the first floor, under stairs cupboard and WC. The lounge is beautifully appointed with log burner and double doors that open to the garden. The kitchen is stunning and fitted with modern units with plenty of worktop space, integrated double oven, dishwasher, space for centre island and dining table space. There is also a rear open porch area which has space for an American style fridge/freezer as well as further storage. The integral garage is accessed from the kitchen with plumbing for the heat source air pump unit and space for washing machine.

To the first floor are four bedrooms and an office. Two of the double bedrooms are fitted with wardrobes, one with en-suite shower room. The office is currently fitted with extensive shelving, drawers and cupboards. There is a luxury bathroom with spa bath. There is a useful loft area accessed via a drop down ladder ideal as extra storage or an occasional space.

Externally there is an enclosed garden with walled boundaries offering a lovely entertaining area with pizza oven and BBQ with paved sitting area and lawn with planted small trees and plants. There is gated access to the rear driveway with access to the rear garage.

The village of North Stainley is very sought after with a lovely primary school, public house, village hall and cricket ground. Ideally placed for access into Ripon and Masham. For those wishing to travel further afield the A1 is within a short drive.

Features

- FOUR BEDROOMS AND OFFICE • STUNNING INTERIORS • BEAUTIFUL DINING KITCHEN • LOUNGE • GROUND FLOOR WC • ENCLOSED REAR GARDEN • SINGLE GARAGE • PARKING TO THE REAR • VILLAGE LOCATION • USEFUL LOFT SPACE