



Lavender House, Hungate, Bishop Monkton, Harrogate,  
North Yorkshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Lavender House, Hungate, Bishop Monkton, Harrogate, North Yorkshire, HG3 3QL

A beautifully presented five-bedroom modern home recently renovated with extensive living space, garden, meadow and paddock

Ripon city centre 3.6 miles, A1(M) (Jct 48) 6.4 miles, Harrogate town centre 8.9 miles, Harrogate mainline station 9.4 miles (2 hours 53 minutes to London Kings Cross)

Hallway | Drawing room | Study | Open plan Lounge and dining area | Kitchen | Cloakroom Principal bedroom with en suite shower room 4 Further bedrooms, 2 en suite | Family bathroom | Garage | Utility | Games room Garden | Large Patio areas | Paddock EPC rating C

## The property

Lavender House is a handsome contemporary detached property that offers well-proportioned reception rooms with plenty of natural light, including a stylish open-plan sitting and dining area overlooking the splendid garden and patio area at the rear.

The main formal reception room is the 23ft drawing room, which has a triple aspect, parquet flooring and a grand brick-built fireplace with a timber lintel and a wood burning stove. A study, with parquet flooring, a built-in bookcase with cupboards and window seating looking onto the garden. The heart of the home is the open plan living, dining and entertaining space at the rear. It includes underfloor heating, a wood burning stove full-height panoramic windows, skylights and sliding glass sky frame doors opening onto the patio area which has a Swedish style overhang for inside-outside living. The stylish kitchen by Peter Thomson of York

has modern walnut state-of-the-art fitted units, beautiful marble worktops as well as integrated appliances by Wolf and Subzero, including a coffee maker, dual ovens, steam oven, an induction hob and a gas burner range.

There is a downstairs toilet and cloakroom. On the first floor there are three well-presented double bedrooms including the generous principal bedroom enjoying a triple aspect and en suite marble tiled shower room with Japanese toilet. One of the further first-floor bedrooms is en suite, while on the second floor there is a large landing and an additional two double bedrooms, one of which is en suite. All bedrooms have built in wardrobes and there is a great deal of storage space throughout all parts of the property.

## Outside

At the front of the house there is a block-paved driveway with parking for several vehicles and access to the detached garaging block, which has a well-designed utility room on its ground floor and a spacious games room upstairs which could be used as a large home office with an extra- large row of built in cupboards. The rear garden has beautiful split-level patios with outside lighting, a built-in fireplace and barbeque and lots of space for al fresco dining and entertaining. The private garden has easy to maintain cottage garden and laurel borders and beyond there is a large paddock laid to meadow with grasses and seasonal wildflowers which is approximately a three quarters of an acre and includes an orchard, small woodland and borders of established flowering and fruiting hedgerow.

## Location

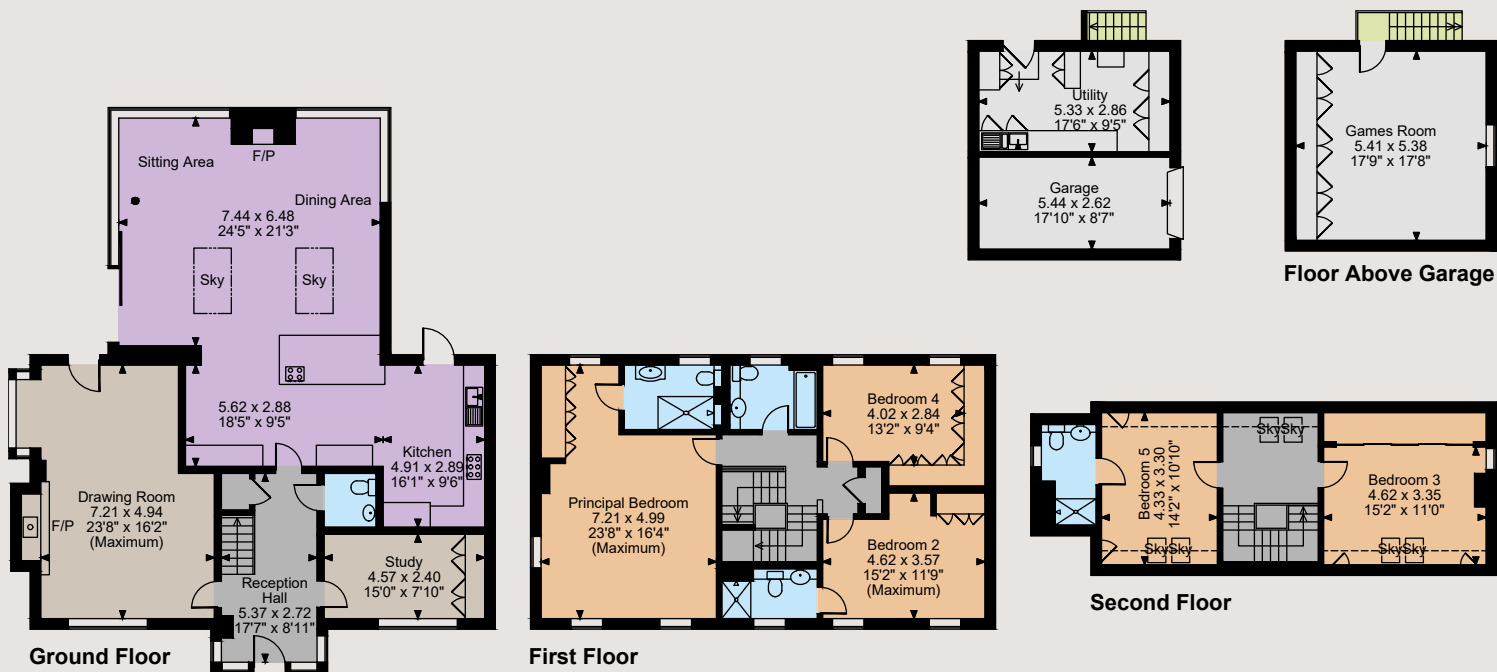
The small, pretty and thriving village of Bishop Monkton lies nine miles north of the popular and historic town of Harrogate, surrounded by beautiful North Yorkshire countryside. At the heart of the community is an award winning village hall with many sporting facilities. Bishop Monkton is in the catchment area for the high achieving Ripon Grammar School.







Lavender House, Hungate, Bishop Monkton  
 Main House internal area 3,022 sq ft (281 sq m)  
 Garage internal area 153 sq ft (14 sq m)  
 Utility Building internal area 480 sq ft (45 sq m)  
 Total internal area 3,655 sq ft (340 sq m)



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8563016/SMA



### Directions

From Harrogate, take the A61 north and continue to follow the A61 for 7.6 miles before turning right onto Moor Road. After 1.1 miles, continue straight ahead at the junction onto Hungate, and after a further 0.2 miles, take the entrance on your left. The property will be on the right.

### General

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity, gas, water and drainage.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Offers over:** £1,250,000

### Harrogate

Princes House, 13 Princes Square HG1 1LW

**01423 561274**

harrogate@struttandparker.com  
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

