



PARK HOUSE
Copt Hewick, Ripon



PARK HOUSE

COPT HEWICK, RIPON, HG4 5DE

Harrogate 14 miles, Ripon 3 miles, York 26 miles, Thirsk 10 miles

A SUPERB 5 BEDROOM EQUESTRIAN PROPERTY ON AN ELEVATED PLOT SET AMONGST 18 ACRES OF SUPERB GRAZING LAND, STABLES, OLYMPIC SIZE MENAGE, ANNEXE / GROOMS ACCOMMODATION, GARAGES AND VARIOUS OUTBUILDINGS

Accommodation

Reception Hall • Cloakroom/w.c • Office • L-shaped Sitting Room
Garden Room • Dining room • Kitchen • Utility • Boot Room

Principle Bedroom suite with dressing room and bathroom, four further bedrooms two with ensuite facilities, house bathroom

Externally

Gardens and Driveway • Courtyard development with large 4 car garage
Office • Gym • Annexe with bedroom, living area, shower room and kitchen

Three stables and tack room • Barn with 3 stables and hay store
Olympic size floodlit menage • 18 acres grazing land



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Park House is positioned on the outskirts of the pretty village of Copt Hewick surrounded by rolling views and open countryside. The village benefits from being a short drive of the market town of Ripon and its wide variety of amenities. These include the usual national chains with 5 supermarkets including the independent 'Booths', a wide range of eateries, leisure facilities including swimming pool and cinema not to mention being on the doorstep of the Yorkshire Dales. The village of Copt Hewick is also in the catchment area for the top performing state school in the north Ripon Grammar School along with additional Outwood Academy Secondary school. There are numerous primary schools in the vicinity. Accessibility is superb for both commuters and the serious equestrian (needing to transport to various venues) as the A1 motorway is a short drive.

Description

Park House was constructed and designed with the equestrian family in mind. It combines a modern five bedroom residence that has been beautifully maintained, with fantastic facilities for the equestrian. The house offers accommodation in excess of 2,800sqft and there are a total of 6 stables, grooms accommodation/annexe, Barns, 18 acres, Olympic sized floodlit menage and extensive garaging for several vehicles. There is additional office and gym.

Positioned on an elevated site with unrivalled views, the property is accessed via electric timber gates and offers a high degree of privacy.

The accommodation which is positioned over 2 floors and has been fully modernised throughout includes the following:

Ground Floor – Reception Hall, cloakroom and w.c, office, L shaped sitting room with double doors opening to the garden room, dining room, modern kitchen, utility room, boot room.

First Floor – Large galleried landing with cathedral style window, principal bedroom suite with dressing room and bathroom, two further bedrooms with ensuite facilities, two further bedrooms and house bathroom.





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