



REEVYLANDS HUNGATE  
Bishop Monkton, Harrogate



**GSC GRAYS**

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# REEVYLANDS HUNGATE

Harrogate, HG3 3QL

A superb village home with land positioned centrally in the highly sought after village of Bishop Monkton with outbuildings and potential for further development subject to planning.

## ACCOMMODATION

Superb village home with Land

Scope to create self contained annexe (subject to planning)

Four bedrooms and four reception rooms

Fabulous equestrian facilities with stables, ménage and field shelter

Planning permission to extend main house which has been implemented

Ripon Grammar school catchment area

Sought after village with fantastic amenities and community

Perfect for families



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## Situation and Amenities

Reevylands is positioned in the centre of the most sought-after village of Bishop Monkton. A pretty village with a stream meandering through the centre and a range of amenities such as primary school, sports fields and large village hall, public house and church. There is a good community spirit in the village and it is a perfect location for families. It is also within the catchment area for Ripon Grammar school, one of the top performing state schools in the North.

## Description

Reevylands is a superb family home which currently offers detached four-bedroom accommodation but has planning permission to extend. The house has a private position and is tucked away and yet offers a deceptively spacious house with the added benefit of land. Currently utilised for equestrian purposes, the property and land could be developed (subject to planning) to create additional living accommodation or be utilised for other purposes. The property has been well maintained throughout but offers scope for updating works.

Accommodation which offers over 2,700sqft over 2 floors includes the following:

**Ground Floor** – The entrance door leads to the glazed family room and on into the dual height reception hall. An impressive space with return staircase off and galleried landing over. Large reception room with exposed beams and feature stone wall, fireplace with wood burning stove and external door to the rear terrace. Study, Dining room opening to the kitchen and utility room.

**First Floor** – Galleried landing leads to the principal bedroom with dressing room and en-suite shower room. To the rear of the bedroom is a delightful balcony where the evening sun can be enjoyed. Guest bedroom with en-suite shower room and two further double bedrooms and house bathroom.





### External Facilities

The property is approached via a private driveway which leads through a traditional 5 bar gate to the side of the property and to the hardstanding area where parking is available for several vehicles. There is a lawned garden and the paved seating area to the rear of the house is a lovely area to sit. Beyond this are the stables, tack room and store. To the other side of the hardstanding area are further outbuildings currently utilised as a garage, store and office but this space could be converted to further living accommodation subject to planning.

The equestrian facilities are superb and the menage and field shelter are positioned to the side of the stabling. These are perfect for those wanting to keep their horses at home and is further enhanced by the grazing paddocks beyond.

### The Appeal of our Home - The Owners Insight.

Reevylands is a beautiful house which was built about 60 years ago by a local builder for his own family. We bought Reevylands 27 years ago from him. Reevylands is a lovely versatile family home offering a compact family equestrian facility and set in the centre of a very desirable village between Harrogate and Ripon. There are so many options with the property for another family to enjoy. I choose equestrian but the property can offer many other uses. We have been very happy here. The house is easy to run and maintain but has much more to offer for further development. I am very sad at the thought of leaving due to personal circumstances.

Bishop Monkton is a vibrant community with an amazing school, pub, village hall and church. It has offered us so many opportunities because of its position yet you are in the heart of beautiful countryside but such easy reach of several towns. I hope another family can make it their home and enjoy what it offers.



## Services

All mains services

Rights of way, wayleaves and easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## Local Authority and Council Tax Band

North Yorkshire Band G

## EPC

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statutory, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

## What 3 Words

proress forecast incur

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## Agent's Note

The principle of development has previously been established on the holding for the construction of a garden room. This application has since lapsed and buyers are recommended to undertake their own planning enquiries with North Yorkshire Council (Harrogate).

## Disclaimer

GSC Grays gives notice that:

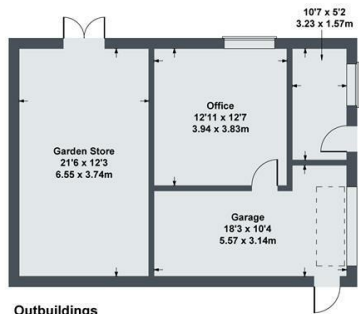
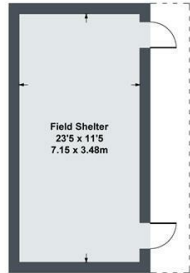
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

## Tenure

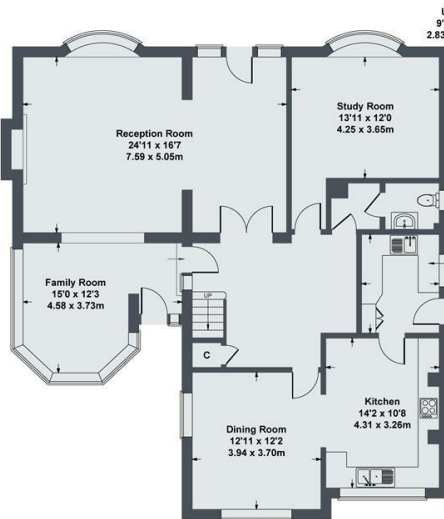
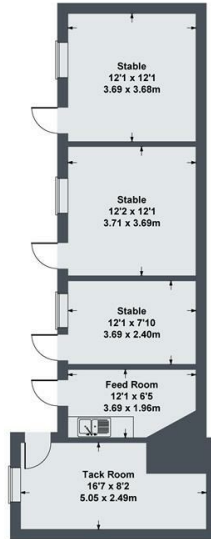
Freehold with vacant possession

## Reevylands Bishop Monkton HG3 3QL

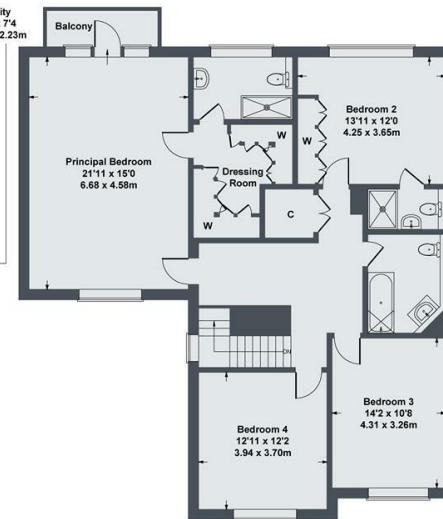
Approximate Gross Internal Area  
4316 sq ft - 401 sq m



Outbuildings



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	62	76
	EU Directive 2002/91/EC	



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