



2 MILL VIEW BARNS

Bishop Monkton Harrogate HG3 3QN

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A superb purpose built 2 bedroom oak clad contemporary cottage with high energy efficiencies in an idyllic location with exceptional views over stunning countryside.

Peaceful rural location with open views

High Efficiency Eco home - EPC B

2 Bedrooms

Contemporary open plan living accommodation

Low Running Costs

Garden overlooking open countryside

Parking area

Edge of sought after village



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Mill View Barns is positioned on the periphery 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 all ages. An extensive range of amenities can be found in Ripon with numerous supermarkets and the usual high street outlets, along with many independent boutiques and eateries. There are fantastic sports facilities including the swimming pool and leisure centre along with the golf club and tennis centre. Thirsk station is a 20 minute drive away giving access to the East Coast Mainline directly to London Kings Cross and Edinburgh.

Description

2 Mill View Barns is a delightful property which has been thoughtfully designed by the current owner. The accommodation is spacious and offers a well-designed beautifully constructed home which makes the most of the south easterly rural aspect to the rear. The energy efficiency of properties is currently high on many buyers agenda. Mill View Barns will certainly appeal to those who are taking this into consideration when buying as the energy rating is superb.

Light and airy throughout, Mill View Barns creates a homely feel combining contemporary fixtures and fittings such as the open plan living/dining/kitchen, bathroom with stand-alone shower, and exposed timber flooring which gives a Scandinavian feel. The accommodation is practical in its layout with underfloor heating throughout and briefly comprises: Open plan living/dining/kitchen, Inner hall leading to two double bedrooms and the house bathroom. There is a large utility room with side access door.

Outside

Garden to three sides with established native hedging and oak tree. Easy parking and plenty of space for a garden shed or other structure.

The Appeal of our Home - The Owners Insite

2 Mill view Barns is a lovely bright, light airy space with views that draw the eye. Whilst living there I felt as if I was on holiday every day.

It is such a special place being peaceful and cosy whilst open. Great for family and friends to visit or curl up with a book and enjoy the calm.

Viewings

Strictly by appointment with GSC Grays 01423 590500

Services

Mains gas, electric and water. There is a waste water treatment plant.

Local Authority

North Yorkshire Band A

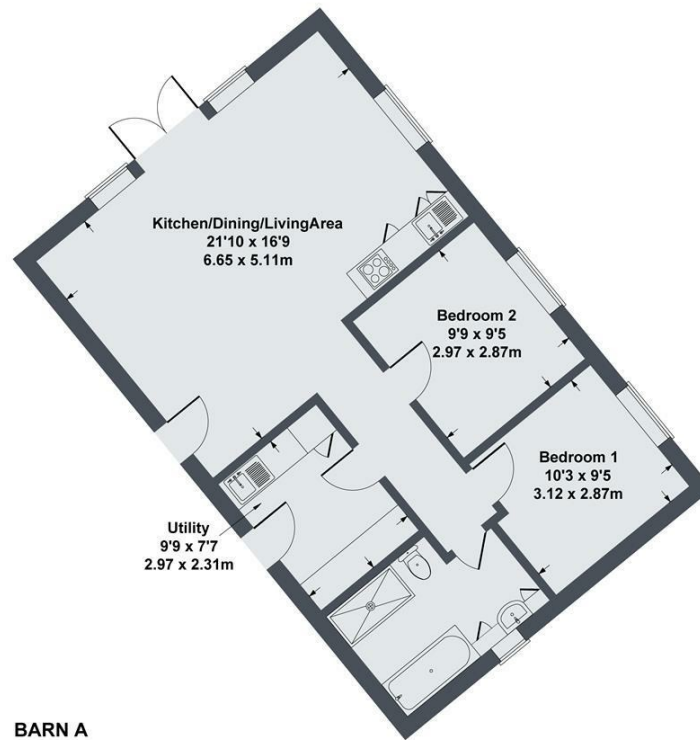
What 3 Words

///slippery.taker.wound



Millview Barn, Bishopmonkton

Approximate Gross Internal Area
764 sq ft - 71 sq m



BARN A

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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