



REEVYLANDS

Hungate, Bishop Monkton



REEVYLANDS

HUNGATE, BISHOP MONKTON, HG3 3QL

Leeds 21miles, Harrogate 6.5 mile, York 19 miles, Ripon 3.2 miles

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

Family Room • Reception Hall • Cloakroom/WC • Sitting Room • Study
Dining Room • Kitchen • Utility Room • Principal Bedroom with dressing room and ensuite • Guest Bedroom with ensuite • Two double bedrooms and house bathroom

Externally

Gardens • Driveway • Hardstanding for several vehicles
Garage/store/office with potential • Three stables-feed room-tack room-field shelter
Ménage • Grazing paddocks

In all about 2.78 acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





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, the top performing state school in the North.

Description

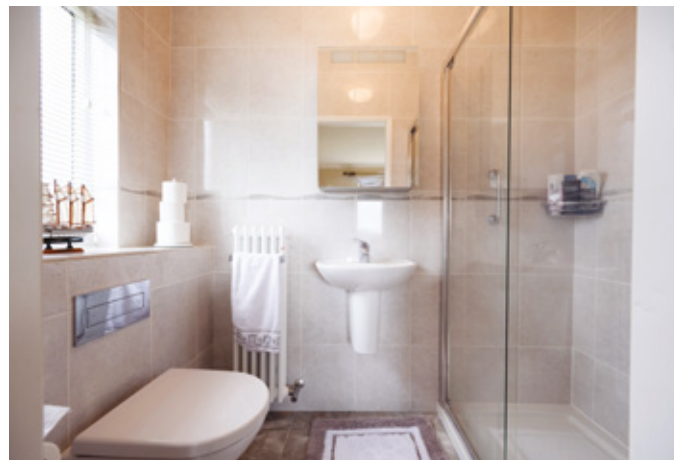
Reevylands is a superb family home which currently offers detached four-bedroom accommodation but has planning permission to extend. The house has a private position and is tucked away and yet offers a deceptively spacious house with the added benefit of land. Currently utilised for equestrian purposes, 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 woodburning 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 ensuite shower room. To the rear of the bedroom is a delightful balcony where the evening sun can be enjoyed. Guest bedroom with ensuite shower room and two further double bedrooms and house bathroom.







Externally

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 paved seating area to the rear of the house, 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 ménage 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 Vendor's 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.

Local Authority

North Yorkshire Band G



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.

EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, 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.

what3words

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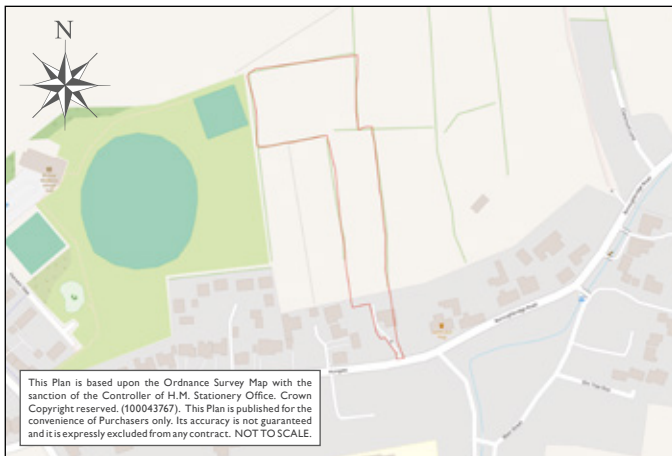
Viewing

Strictly by appointment with GSC Grays - T: 01423 590500

Agents Note

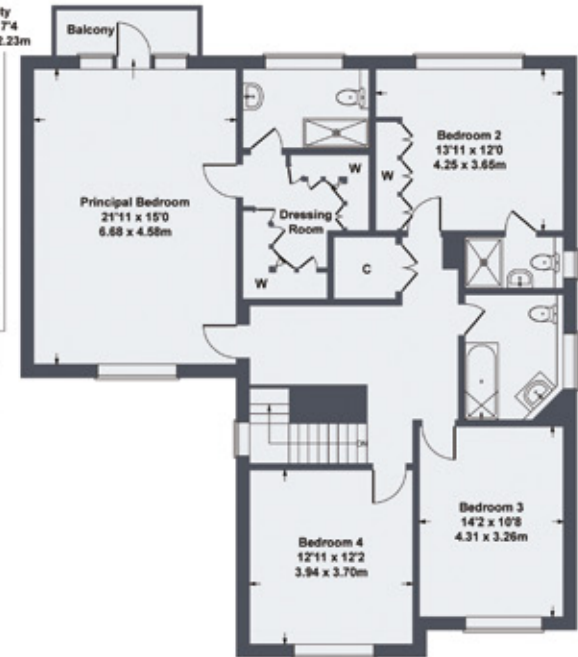
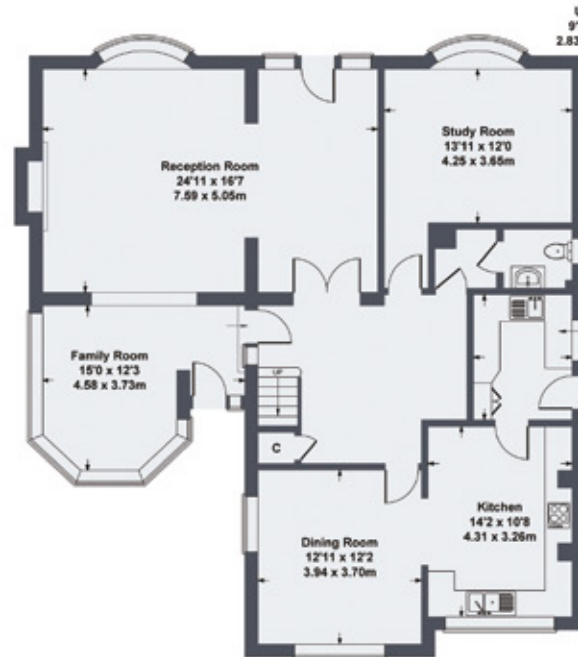
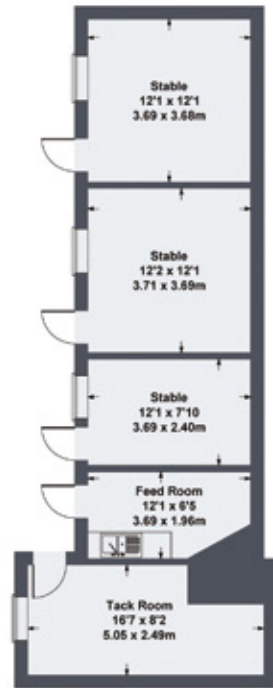
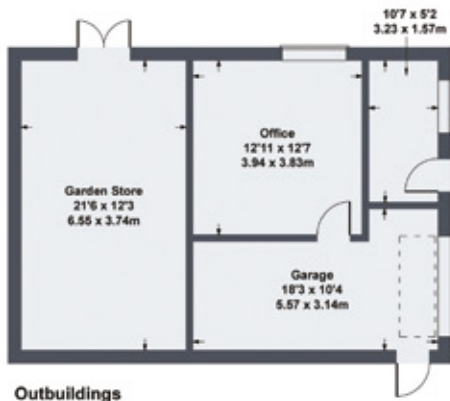
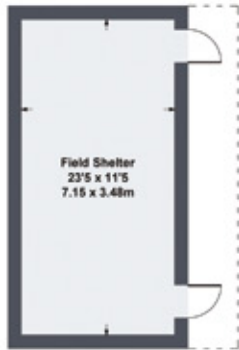
The principle of development has previously been established on the holding for the construction of a garden room. This application has since lapsed and buyers are recommended to undertake their own planning enquiries with North Yorkshire Council (Harrogate).





Reevylands Bishop Monkton HG3 3QL

Approximate Gross Internal Area
4316 sq ft - 401 sq m



Outbuildings

Ground Floor

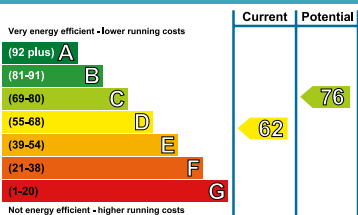
First Floor

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



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2025

Photographs taken: July 2024