



CROWN LODGE
Bishop Monkton HG3 3QN





CROWN LODGE

BISHOP MONKTON HG3 3QN

Harrogate 9 miles, Ripon 3 miles, York 24 miles, Thirsk 16 miles

A FINE VILLAGE RESIDENCE POSITIONED CENTRALLY IN THE HIGHLY SOUGHT AFTER VILLAGE OF BISHOP MONKTON WITH EXTENSIVE GARDENS AND GROUNDS AND OPEN VIEWS TO THE FRONT.

Accommodation

Hallway • cloakroom/wc • Drawing room • Reading room • Dining room • Large orangery
Living/dining kitchen • Pantry • Laundry room/utility room.

Main bedroom suite with ensuite bathroom • Guest bedroom with ensuite shower room
Three further bedrooms • House bathroom • Box/storage room • Airing cupboard.

Externally

Detached double garage with electric doors, gardener's kitchen/workshop
further store • separate potting shed • Gravelled driveway offering off street parking for numerous vehicles.

Delightful patio with pond • well • Seating area • kitchen garden leading to beautiful formal walled garden • orchard • wildflower meadow and small woodland.

About 1.33 acres in total



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

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Tel: 01969 600120

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Tel: 01642 710742



Situation and Amenities

Crown Lodge is situated in the sought after village of Bishop Monkton. A picture-perfect North Yorkshire village with a stream meandering through the centre. The village has an amazing community spirit and a range of amenities including large village hall and sports field, Public house, primary school and church. The property sits within the catchment for Ripon Grammar School, the top performing state school in the north of England.

A wide variety of amenities can be found a short drive away in Ripon. These include further primary and secondary schools. An excellent sports centre and swimming pool. A wide variety of local independent shops and eateries along with the usual nationwide outlets.

Harrogate is approximately 8 miles away where there are numerous independent schools and a wider array of amenities.

For those that need to commute, stations are in Thirsk and Harrogate giving easy access to the East Coast mainline and London Kings Cross within 2.5 hours.

Description

Crown Lodge is a superb village residence which was originally the Crown Hotel. Positioned centrally in the stunning village of Bishop Monkton the property has been a much loved home and is being marketed for the first time in over 25 years.

The property dates to the 18th century and retains many of the original period features. These are complimented by more recent additions including the huge orangery to the rear. The property has been sympathetically decorated throughout however the home would benefit from some updating works to realise its full potential.

Set within gardens and grounds of about 1.33 acres, there are various outbuildings and a large double garage with the potential to convert to additional living accommodation/annexe (subject to necessary planning permissions). The property is delightful and has the real wow factor, perfect for families looking for their forever home.

The accommodation which is positioned over 2 floors includes the following:

Ground Floor – Reception hall, cloakroom and W.C, drawing room, reading room, dining room, large dual aspect orangery, open plan living/dining/kitchen, laundry room / utility room.

First Floor – Main bedroom with ensuite bathroom, Guest Bedroom with ensuite shower room, three further bedrooms, house bathroom, airing cupboard and box room / storage room.

Outbuildings

The large garage block was constructed during the current owner's occupation. It offers a double garage space with two garage doors, attached gardeners kitchen/potting room perfect for use when hosting an alfresco event and a further store. The whole building was constructed with a view to convert to additional accommodation if needed (subject to planning requirements).







Gardens and Grounds

Crown Lodge is approached via a gated gravel driveway which offers off street parking for several vehicles. To the left of the driveway is an attractive patio area with raised ornamental pond, purpose built seating and an original Well. The patio wraps round to the side of the huge orangery. To the side of the garage is an area which was previously a kitchen garden with an original brick built potting shed. The formal walled garden is a tranquil space and has stunning views to the West looking back to the rear elevation of the house.

Beyond the formal garden is an orchard with wide variety of fruit trees, a wildflower meadow area and substantial area of maturing woodland. The meadow area could easily provide grazing for a pony or a small number of livestock.

There is access to the rear area to the side of the garage accessed off the driveway.



Services

Mains water, drainage, gas and electricity are connected to the property.

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. We are not aware of any rights of way through the property.



Local Authority

North Yorkshire Council
Council Tax Band G

EPC

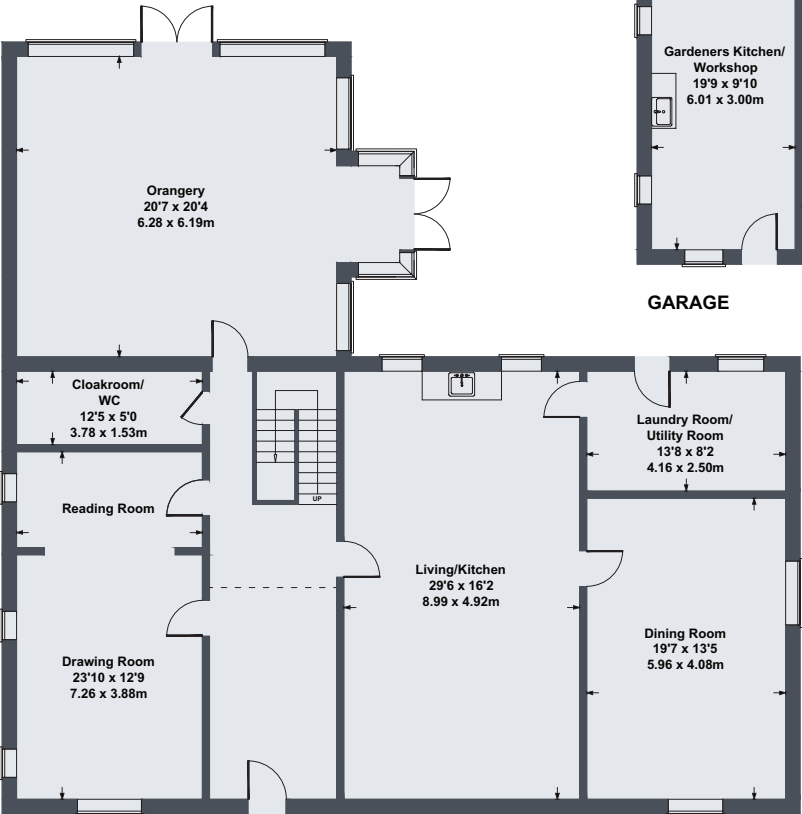
Epc rating E

Viewing

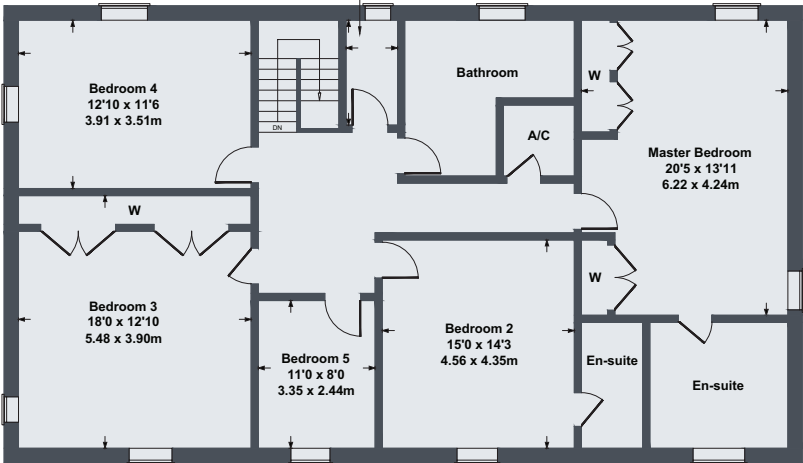
Strictly by appointment through the selling agents GSC Grays
Tel: 01423 590500

Crown Lodge, Bishop Monkton, HG3 3QN

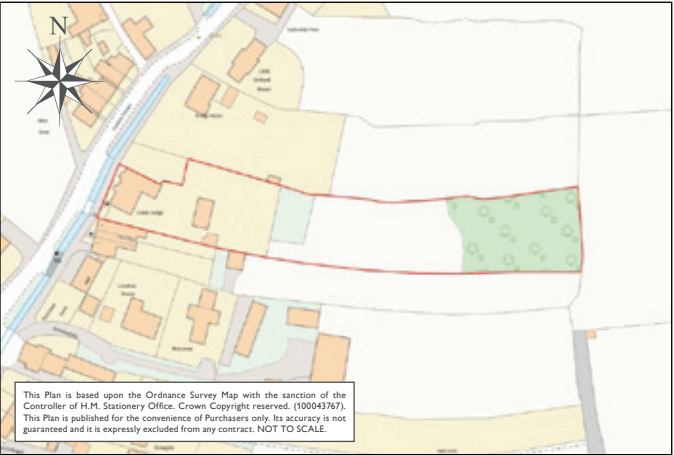
Approximate Gross Internal Area
4316 sq ft - 401 sq m



GROUND FLOOR

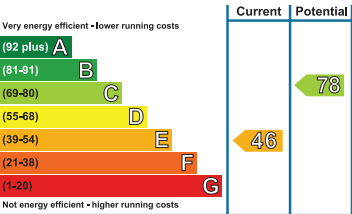


FIRST FLOOR



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.

Energy Efficiency Rating



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

Particulars written: June 2023

Photographs taken: June 2023

