



BRANTINGHAM HOUSE
Skelton-on-Ure, Near Ripon

Carter Jonas

BRANTINGHAM HOUSE, 1 MANOR GARTH, SKELTON-ON-URE, HG4 5ND

Boroughbridge - 3 miles

Ripon - 4 miles

Harrogate - 14 miles

A1(M) Junction 48 - 4.5 miles

Porch · Spacious reception hall · Cloakroom · Sitting room · Family room · Fully fitted kitchen with an adjoining dining area · Utility room · Large first floor landing · Principal bedroom with an en suite shower room · 3 additional double bedrooms · House bathroom · Part boarded loft · Gated entrance Gravelled drive providing ample off street parking for several cars · Double garage · Lawned garden to the front · Secure rear garden with a choice south facing orientation · Patio adjoining the house with a lawned area beyond · Superb central village setting · Views to the front over Estate farmland · Walking distance of village amenities

Skelton-on-Ure is a popular and unspoilt Estate village, adjacent to the Newby Hall Estate with its impressive Grade I listed country house and award winning gardens. The village offers a range of amenities including a public house with a village pantry (small shop), Montessori nursery, church and a reading room/village hall, catering for community events. A more extensive range of everyday facilities are available in nearby Ripon and Boroughbridge. The property is in the catchment area for Ripon Grammar School with a bus service to and from the school from the village. The village is conveniently located within easy access of the A1(M), A168 and the A61, providing excellent links for the commuter. Mainline railway stations in Thirsk and Northallerton provide direct links to London's Kings Cross as well as services to Leeds and York.

A SUPERB DETACHED PROPERTY PROVIDING EXCELLENT AND WELL PLANNED 4 BEDROOM FAMILY ACCOMMODATION, WITH A LOVELY SOUTH FACING GARDEN TO THE REAR, OCCUPYING A WONDERFUL SETTING IN THE HEART OF THIS PRETTY ESTATE VILLAGE, ADJACENT TO THE RENOWNED NEWBY HALL AND AWARD WINNING GARDENS AND CONVENIENTLY LOCATED BETWEEN RIPON AND BOROUGHBIDGE.



Brantingham House is an impressive detached property which was originally constructed about 30 years ago. The property has been significantly improved by the current owners in more recent years to a very high standard and provides generous, well planned and tastefully presented accommodation, ideal for everyday family living.

Occupying a lovely setting just off the village's main street, Brantingham House sits within a nicely balanced plot with lawned gardens to the front and rear together with a sizeable patio/terrace adjoining the house itself. The rear garden is private and enjoys a choice south facing orientation.

ADDITIONAL INFORMATION

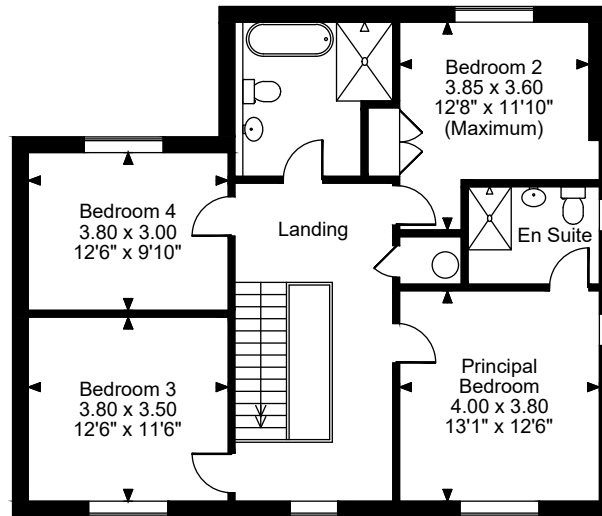
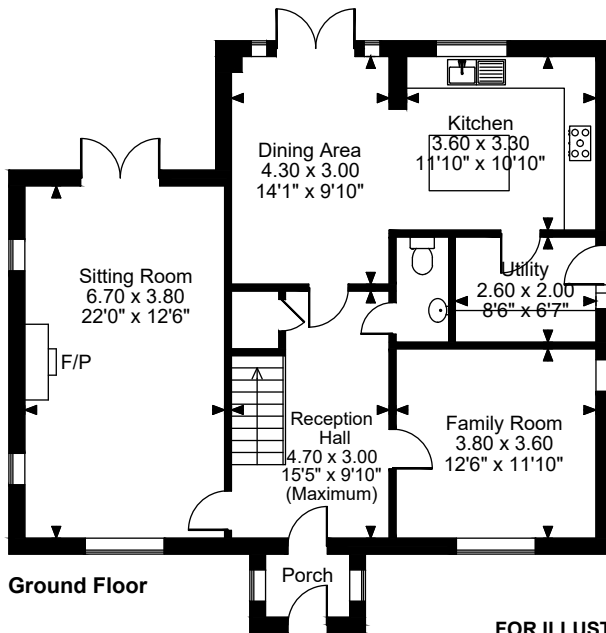
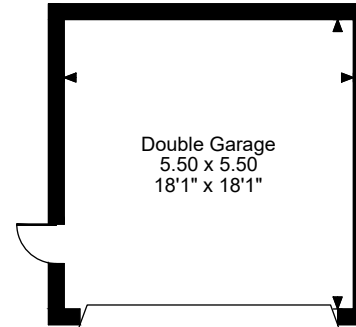
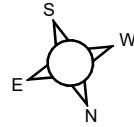
Tenure: We are advised that the property is Freehold and vacant possession will be given on legal completion.

Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by an oil fired boiler with underfloor heating throughout the ground floor, traditional radiators on the first floor and electric underfloor heating in the shower room and house bathroom.

Directions - Postcode HG4 5ND: From the B6265 Ripon/Boroughbridge Road, follow signs to Skelton-on-Ure. On entering the village from the North, proceed down the main street. Take the first right turning - there is a sign in the grass verge saying The Home Farm/Manor Garth. Continue for a short distance and Brantingham House is the first property on the left.



1 Manor Garth, Skelton-on-Ure
Approximate Gross Internal Area
Main House = 1,895 sq ft / 176 sq m
Double Garage = 326 sq ft / 30 sq m
Total = 2,221 sq ft / 206 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(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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