



HONEYSUCKLE

Marton le Moor, Near Ripon

Carter Jonas

HONEYSUCKLE, MARTON MEADOW, MARTON LE MOOR, HG4 5FF

Boroughbridge - 4 miles

Ripon - 5 miles

Harrogate - 15 miles

Spacious reception hall • Cloakroom • Sitting room
Excellent breakfast kitchen • Study • Utility room
Landing • Principal bedroom with an en suite shower room • Guest bedroom with an en suite shower room
Two additional double bedrooms • House bathroom
Double garage • Additional parking on block paved drive • Superb corner plot with large lawned garden
Lovely open views • Exceptional specification throughout • Fibre superfast broadband installed

Marton Meadow is an exclusive development of just five properties, situated on the northern edge of this picturesque village, well placed for access to the neighbouring market towns of Boroughbridge (4 miles to the south) and Thirsk (10 miles to the north east) and the Cathedral City of Ripon (5 miles to the west). For the commuter, the A1(M) is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York.

Honeysuckle is an impressive and attractive detached property providing well presented accommodation, ideal for everyday family living and entertaining. It occupies a superb corner plot and has large lawned gardens lying to the side and rear and enjoys a lovely outlook over farmland.

The accommodation is arranged over two floors and includes, a spacious reception hall, cloakroom, well proportioned sitting room, study, a fully fitted kitchen with appliances and a utility room. On the first floor is a lovely landing area, principal bedroom with an en suite shower room, guest bedroom with an en suite shower, two additional bedrooms and a house bathroom.

A SUPERB DETACHED PROPERTY PROVIDING EXCELLENT AND WELL PLANNED 4 BEDROOM FAMILY ACCOMMODATION, SET IN LARGE LAWNED GARDENS AND FORMING PART OF THIS SMALL AND EXCLUSIVE DEVELOPMENT ON THE NORTHERN EDGE OF THE VILLAGE, CONVENIENTLY LOCATED BETWEEN RIPON AND BOROUGHBRIDGE AND WITHIN EASY ACCESS OF THE A1(M).



Outside, there is a large double garage with an electric car charging point and additional parking to the front on the block paved drive. There is a lawned garden to the front with estate railings whilst to the side and rear is a large lawned garden providing an ideal secure playing area for children.

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

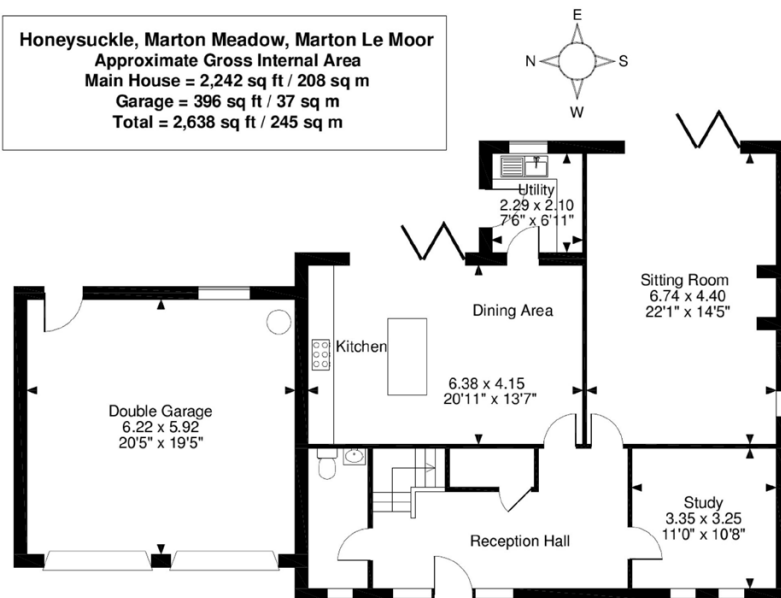
Services: Mains electricity, water and drainage are installed. Air source heating with underfloor circulation to the ground floor and traditional radiators to the first floor, with wifi enabled thermostats to the downstairs rooms. In addition, fibre broadband is installed with CAT 6 cabling to a number of rooms. The property has a solar PV system installed, ensuring it is energy efficient and future proofed.

Agents note: Architects plans have been drawn up to extend the ground floor living accommodation but planning permission has yet to be sought. Further information is available on request.

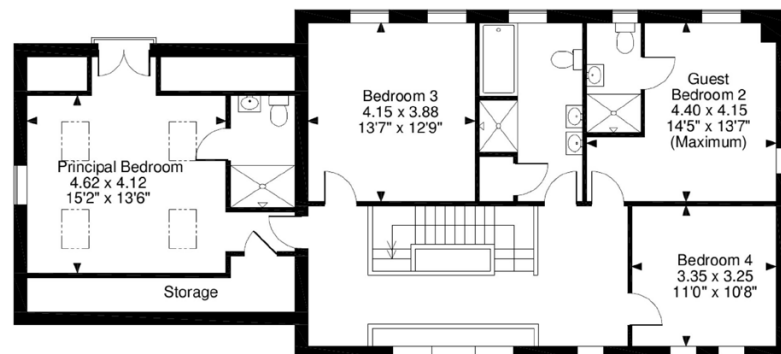
Viewing: Strictly by appointment through the selling agents Carter Jonas – 01423 523423.

Directions - HG4 5FF: From the B6265 Ripon/Boroughbridge road, follow signs to Marton le Moor. On entering the village follow the road and take a left turn into Whitegate Lane. Follow the road round to the right and then to the left into Cana Lane. The turning left into Marton Meadow is a short distance along on the right. As you enter the development, Honeysuckle is the first property on the right.





Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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