



Moorcroft, Cana Lane, Marton Le Moor, Ripon, HG4 5BT

A stunning and beautifully maintained detached country home, offering an exceptional blend of character and modern comfort. Set within the desirable village of Marton-le- Moor this spacious versatile property enjoys established gardens, generous parking and a wonderful outdoor space creating a truly idyllic home.

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Guide Price: £635,000

General Remarks

Set within the highly desirable village of Marton-Le-Moor ideally placed halfway between Boroughbridge and Ripon with easy access to motorway. This outstanding three-bedroom detached cottage character house, is a special home, offering generous proportions and appealing modern living.

Entering the property through the welcoming porch, you are immediately drawn into a cosy inviting reception room, flooded with natural light, creating a warm and comfortable atmosphere that is perfect for relaxing at any time of day. An inglenook fireplace provides the focal point and frames the room adding character and charm. Elegant décor, carefully chosen finishes and generous proportions combine to create a truly welcoming reception space with a pleasing homely feel.

From the living room, one step leads into the snug, a charming additional reception area that provides a sense of separation while remaining connected to the main living accommodation. Featuring a window seat view of the rose garden, this is a peaceful space in which to sit quietly watch the birds and enjoy a good book. The snug flows naturally through into the kitchen, designed with both practicality and style in mind.

The kitchen provides a good range of modern storage cabinets as well as integrated appliances. Belfast sink. Complimented by freestanding Smeg dishwasher and fridge freezer. The black/sparkle granite worktops are practical and stylish.

A conservatory-style area extends from the kitchen and provides a lovely additional space to enjoy throughout the day.

Beyond this is an attractive light-filled dining room. It provides an impressive setting for both everyday meals and larger gatherings with family and friends. The room is enhanced by a Yorkshire stone floor and exposed beams continue throughout the ground floor, thus emphasising the property's pleasing period character and rural charm.

The ground floor is further enhanced by a superbly spacious home office. This space could be utilised as a fourth bedroom. With a striking vaulted ceiling, solid wooden flooring and dual-aspect windows it is a bright and inspiring room that would make an outstanding home-working environment.

To the first floor, the property offers three generously proportioned double bedrooms, two of which benefit from fitted wardrobes, providing excellent storage while maintaining the elegant presentation of the rooms.

The main bedroom is complemented by a stylish ensuite shower room, creating a private and comfortable sanctuary away from the main living areas.

The house bathroom is sizeable. Charming with a rustic coastal flair, wooden beams, porcelain and chrome fittings, free standing bath and a walk-in shower.

Behind the gated entrance, there is a generous gravelled parking area, providing ample space for several vehicles.

Externally, this delightful house truly comes into its own.

The gardens have been thoughtfully designed to create a series of distinct areas, providing plenty of opportunity for outdoor entertaining, relaxation and enjoyment throughout the seasons.

A generous flagged patio provides the perfect spot for dining and entertaining, while mature planting creates a private secluded space. At the side of the property is a stone built pizza oven.

Two separate stone-built outhouses provide a utility room/washroom/outside toilet and a pantry for additional storage.

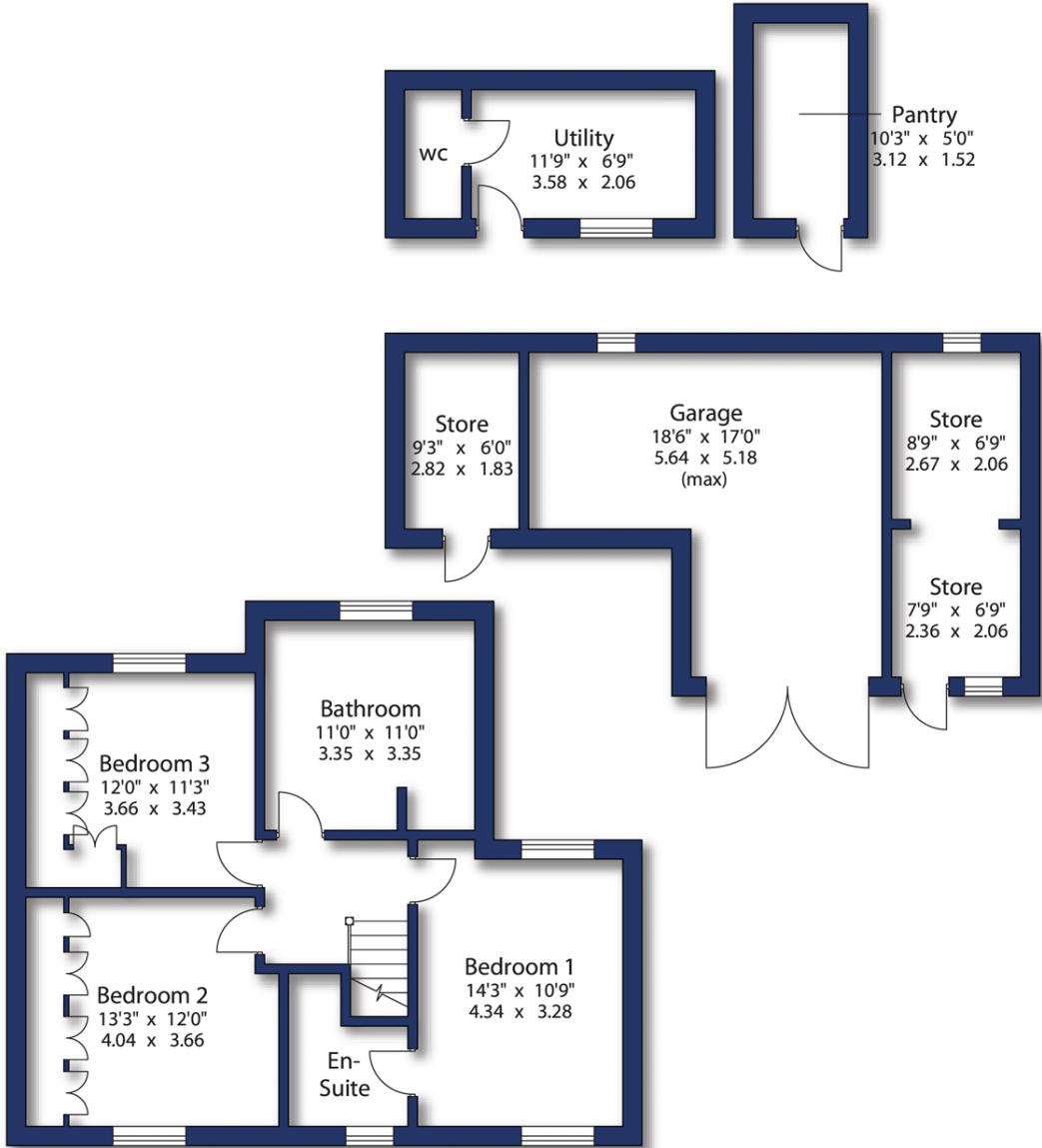
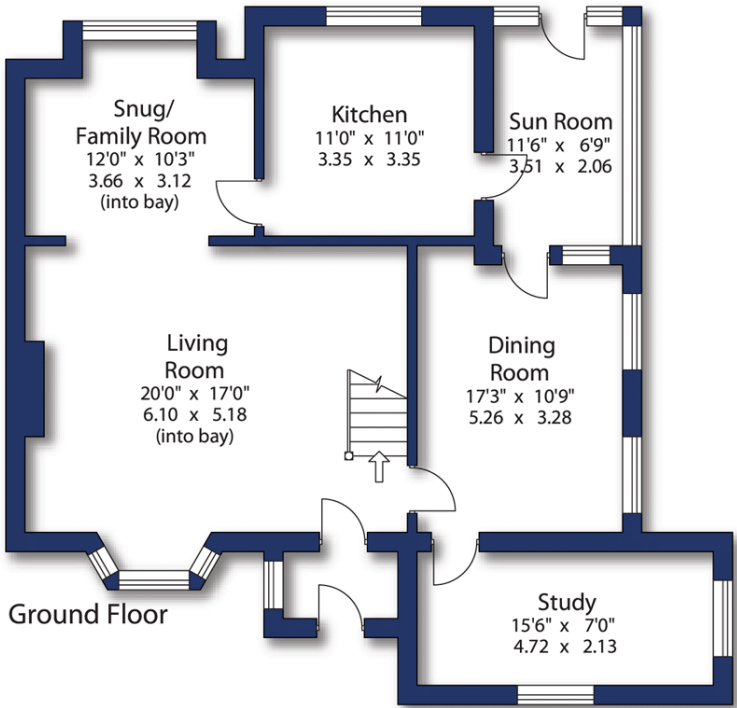
At the front of the property are substantial barn-style storage areas, currently used as a store, garage and potting shed. Potential uses for these versatile spaces are, a workshop, studio or home office. Subject to the necessary planning permissions and consents. For those looking for additional accommodation or workspace, this area could also offer exciting future potential, subject entirely to the relevant planning and building regulations.







Floorplans





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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band F

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- Freehold
- Mains electric, water and drainage. Domestic heating is oil.
- Off road parking and garage

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For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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