



Buckley Grange, Ellingstring, Ripon, North Yorkshire, HG4 4PW

Ideally positioned within the sought-after village of Ellingstring, the property provides spacious accommodation suited to modern family life and includes a double garage with utility area. Externally, Buckley Grange enjoys a private, enclosed garden with an mature plants and a peaceful, secluded feel.

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Guide Price: £635,000

- Lower Dales Location.
- Within easy reach of Masham and its amenities
- Stone Built four bedroom detached house.
- Beautiful gardens with well stocked borders.



General remarks

Nestled in the idyllic village of Ellingstring, between Masham and East Witton, this beautifully presented stone-built detached home offers the perfect blend of rural and contemporary family living. The property boasts stylish interiors throughout, including a modern fitted kitchen and bathrooms.

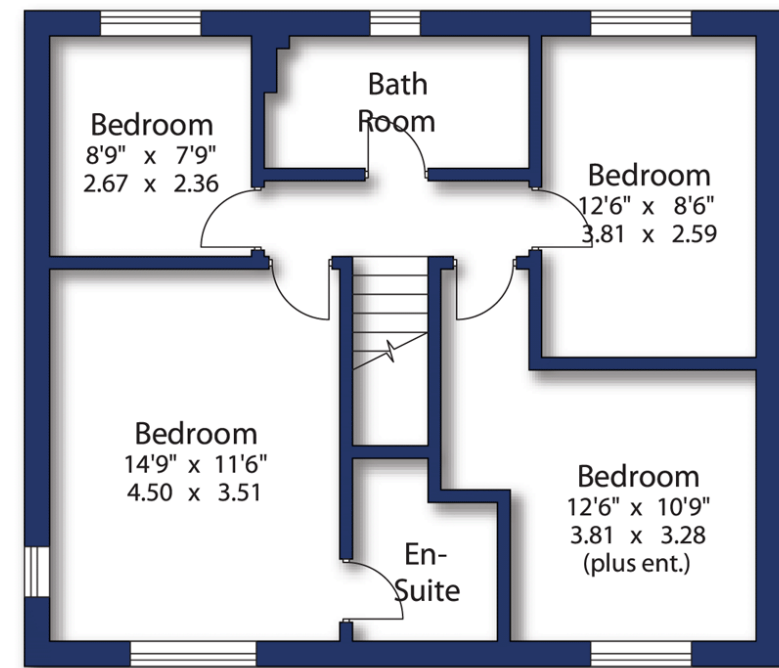
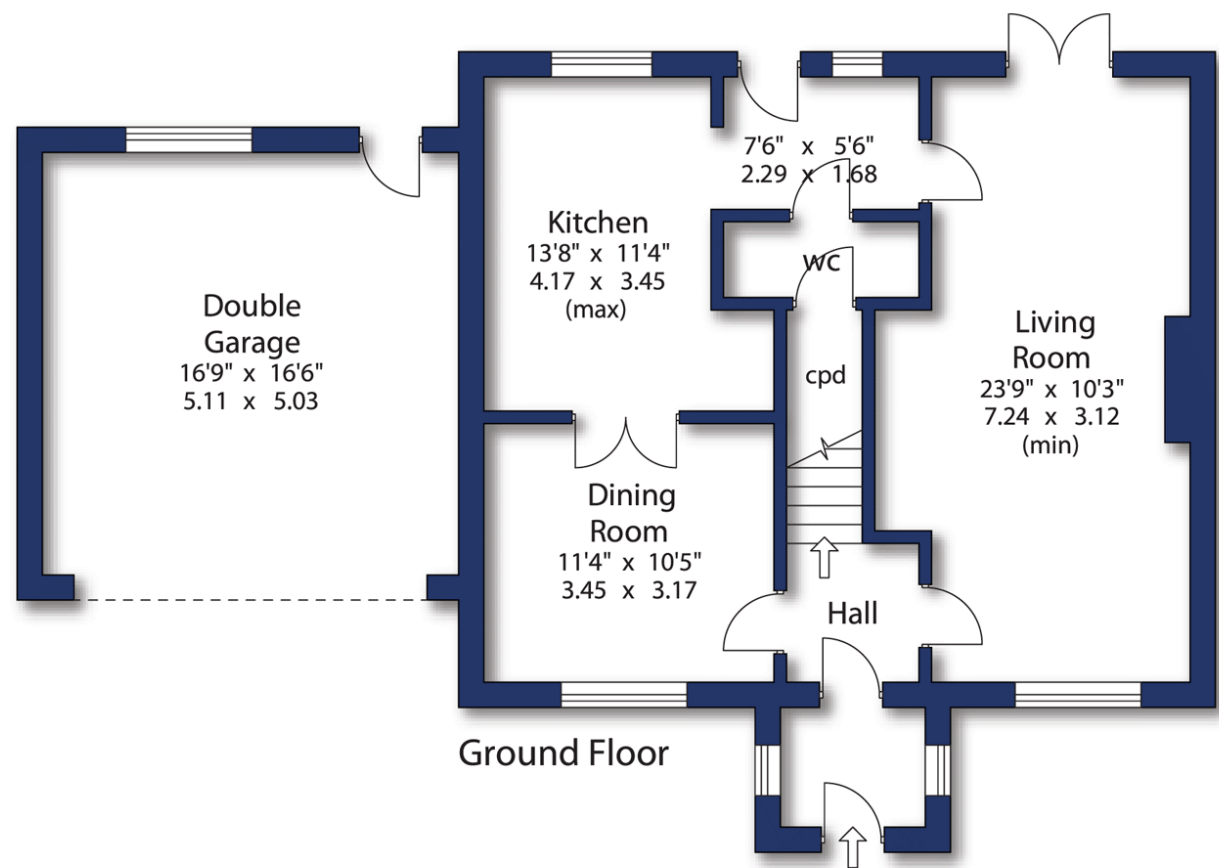
The spacious accommodation is arranged over two floors and includes a welcoming entrance hall, an impressive dual-aspect living room with feature fireplace with marble surround and patio doors leading to the garden, a separate dining room, breakfast kitchen, Downstairs WC and understairs larder storage. To the first floor, the master bedroom enjoys its own en-suite shower room, while three further bedrooms are served by a well-appointed family bathroom. The property has been thoughtfully designed to offer both comfortable everyday living and practical family space. which could be extended further subject to the successful re-application for a now lapsed planning permission which had been granted for the creation of a substantial fifth bedroom.

Occupying a generous plot extending to over half an acre, the property enjoys beautifully maintained gardens with mature plants and trees, welcoming nature to the garden, There is a large patio area accessed via double doors providing a welcoming entertaining area. Mature hedging and established planting create an exceptional degree of privacy, There is a green house and a garden shed towards the top of the garden which is currently used as a vegetable garden with a small orchard of four trees.

There is also a double garage with electric up and over door and utility area with an extensive driveway provide ample parking.

Surrounded by the stunning landscapes of Lower Wensleydale and within easy reach of highly regarded local schools, this is a rare opportunity to acquire a superb country home in an outstanding village with a real sense of community.

Floorplans



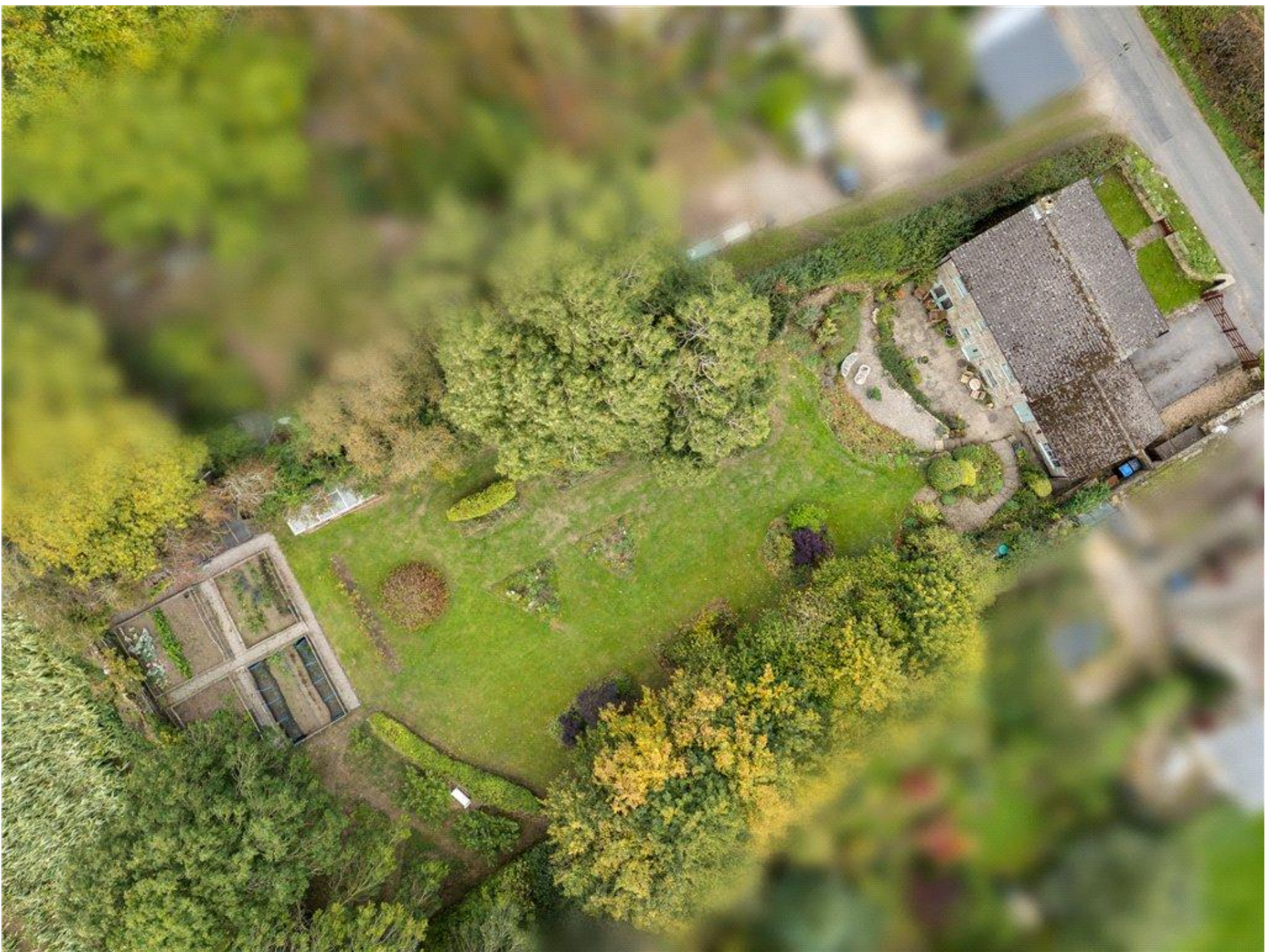
First Floor

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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

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

Internet & Mobile Coverage

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](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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