



MILL VIEW
Bishop Monkton, Harrogate



GSC GRAYS

PROPERTY • ESTATES • LAND

MILL VIEW

Bishop Monkton, Harrogate, HG3 3QN

A thoughtfully designed, 4 - Bedroom oak clad contemporary home with high energy efficiencies in an idyllic private location with exceptional views over stunning open countryside.

ACCOMMODATION

- Stunning Rural Location with Open Views
- High Efficiency Eco Home
- 3/4 Bedrooms
- Contemporary open plan living/dining/kitchen
- Low Running Costs
- Large gardens overlooking open countryside
- Garage, carport and extensive parking
- Edge of highly sought-after village



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Situation and Amenities

Mill View is positioned on the periphery of the most sought-after village of Bishop Monkton. A pretty village with a stream meandering through the centre and a range of amenities such as primary school, sports fields and large village hall, public house and church. There is a good community spirit in the village and it is a perfect location for families. It is also within the catchment area for Ripon Grammar school, one of the top performing state schools in the North. An extensive range of amenities can be found in Ripon with numerous supermarkets and the usual high street outlets, along with many independent boutiques and eateries. There are fantastic sports facilities including the Swimming pool and leisure centre along with the golf club and tennis centre. Thirsk station is a 20 minute drive away giving access to the East Coast Mainline directly to London Kings Cross and Edinburgh.

The Appeal of The Home-The owners Insight

Mill View is a lovely light, bright house. It has a fabulous outlook which draws the eye. A warm cosy home that is economically and environmentally kind, whilst having lots of space and storage.





Viewings

Strictly through the agents GSC Grays 01423 590500

Services

Mains gas, electric and water. There is a waste water treatment plant.

Local Authority

North Yorkshire Council Band To Be Confirmed.

What 3 Words

///estimates.tribune.overtones



Description

Mill View is a delightful home which has been thoughtfully designed by the current owner. The deceptive accommodation is spacious and offers a well-designed beautifully constructed home which makes the most of the south easterly rural aspect to the rear. The energy efficiency of properties is currently high on many buyers agenda. Mill View will certainly appeal to those who are taking this into consideration when buying as the energy rating is superb.

Light and airy throughout, Mill View creates a homely feel combining contemporary fixtures and fittings such as the modern kitchens and bathrooms with the wood burning stove and exposed timber flooring which gives a Scandinavian feel. The accommodation is diverse in its layout and has underfloor heating throughout the ground floor and briefly comprises:

Reception hall leading to cloakroom/w.c and cloaks cupboard. Sitting room with wood burning stove and pitched ceiling, study/bedroom 4, double doors from hall lead to the fabulous hub of the home which is the open plan living/dining kitchen area with fantastic full height cathedral style windows to the rear with exposed oak frame and double doors to the side leading to the covered external seating area. There is a superb fitted kitchen and this leads to the large utility room with walk-in pantry. The inner hall has large built-in cupboards and this leads to the principal bedroom with walk-in wardrobe and beautiful en-suite bathroom. The bathroom has been designed around the views to the rear and the position of the double-ended bath under the window sill allows for a relaxing bath and glass of wine with a view. Bedroom 2 is positioned across the hall and this is at the front of the property. There is a built in wardrobe and concealed en-suite shower room.

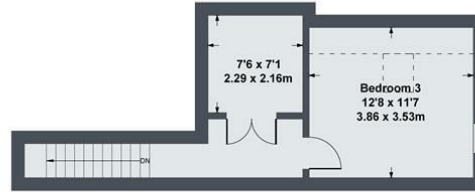
Stairs to the first floor lead to bedroom 3 with Velux roof light and window to the side. There is a large storage cupboard housing the water tank and this could be converted to an additional bathroom subject to building regulations.

Outside

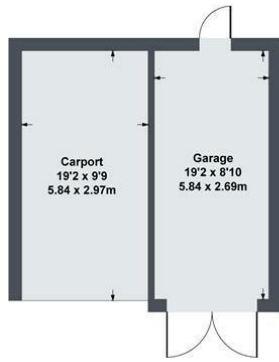
The property is approached via a wide gravelled drive shared with neighbouring Mill View Cottage and lodges. This leads to a private driveway offering parking for a number of vehicles and leads to the garage and carport. There are hedge boundaries to the front and rear and far reaching views over open countryside. The main garden is laid to lawn and is a blank canvas for prospective buyers.

Mill View, Boroughbidge Road, Bishop Monkton, HG3 3QN

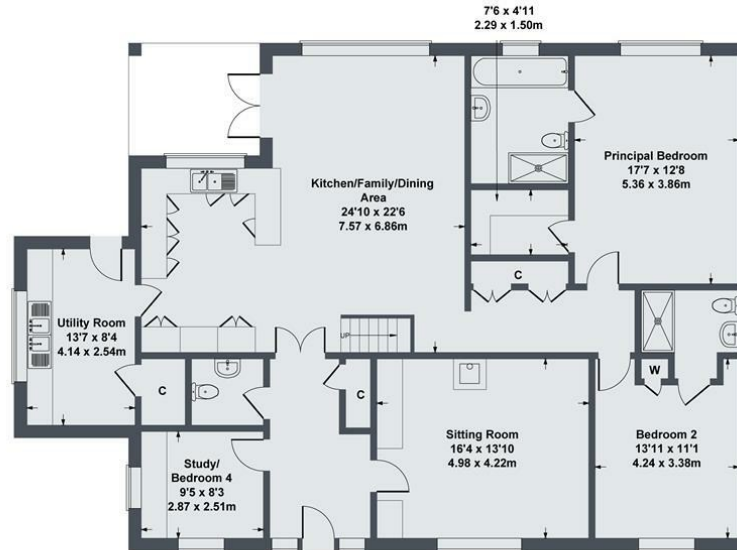
Approximate Gross Internal Area
2379 sq ft - 221 sq m



FIRST FLOOR



GARAGE



GROUND 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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