

# 1 Green Garth, Little Ribston, North Yorkshire

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A stunning stone-built modern detached **executive family home** with a double garage and generous gardens overlooking open countryside.

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## Summary of accommodation

### Ground floor

Kitchen/living/dining area | Utility room | WC | Study | Sitting room

### First floor

Principal bedroom with en suite and dressing room | Bedroom two with en suite | Bedroom three with en suite | Two further bedrooms  
Family bathroom

### Distances

Knaresborough 3.5 miles, Wetherby 4 miles, Harrogate 7.5 miles, York 18 miles  
(All distances are approximate)



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## Location

Situated on a small exclusive development in the quaint village of Little Ribston. The property is surrounded by picturesque countryside with an array of cycling routes, walks and bridleways. The nearby market town of Wetherby offers a good range of local amenities, such as supermarkets, independent shops, cafes, and restaurants. Nearby Knaresborough offers a wider range of amenities, including leisure and tourist attractions. For the commuter, the property is conveniently located with easy access to the A1(M) motorway and via the A59 to Harrogate and York. Several highly regarded schools are located nearby.

## The property

1 Green Garth is a beautifully presented stone-built executive detached house with quality fixtures and fittings, including classic treated timber windows and a slate roof. The contemporary design offers a flexible, light and airy interior with attractive views of the gardens and countryside throughout. The property has been designed to be highly energy efficient, complete with an air source heat pump that services underfloor heating to the ground and first floors, with each room individually controlled.







LIFE  
IS A  
JOURNEY  
USE  
YOUR  
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The spacious reception hall has a cloakroom/WC and access to the first floor accommodation. The house's focal point is the stunning spacious open plan kitchen, dining and living area, featuring a bespoke British-made kitchen with an excellent range of grey shaker style wall and floor units and quartz work surfaces, an excellent range of Bosch appliances including induction hob, extractor hood, two fan assisted ovens, integrated fridge and freezer, a large central island has space for informal dining, under mount Franke stainless steel sink, a Capel monobloc tap, Italian porcelain tiles, two French doors, and expansive bi-folding doors that connect the indoor area with the extensive outdoor terraces and garden. The spacious living area centres around a contemporary log-burning stove and enjoys views across the gardens and fields beyond; there is ample space for dining table and chairs. The utility room is fitted with a range of coordinating units and has access to the garden. There is a separate sitting room that is fitted with air-con and has French doors leading to the terrace, and the garden offers an extra relaxation area. A home office/study completes the ground floor accommodation.

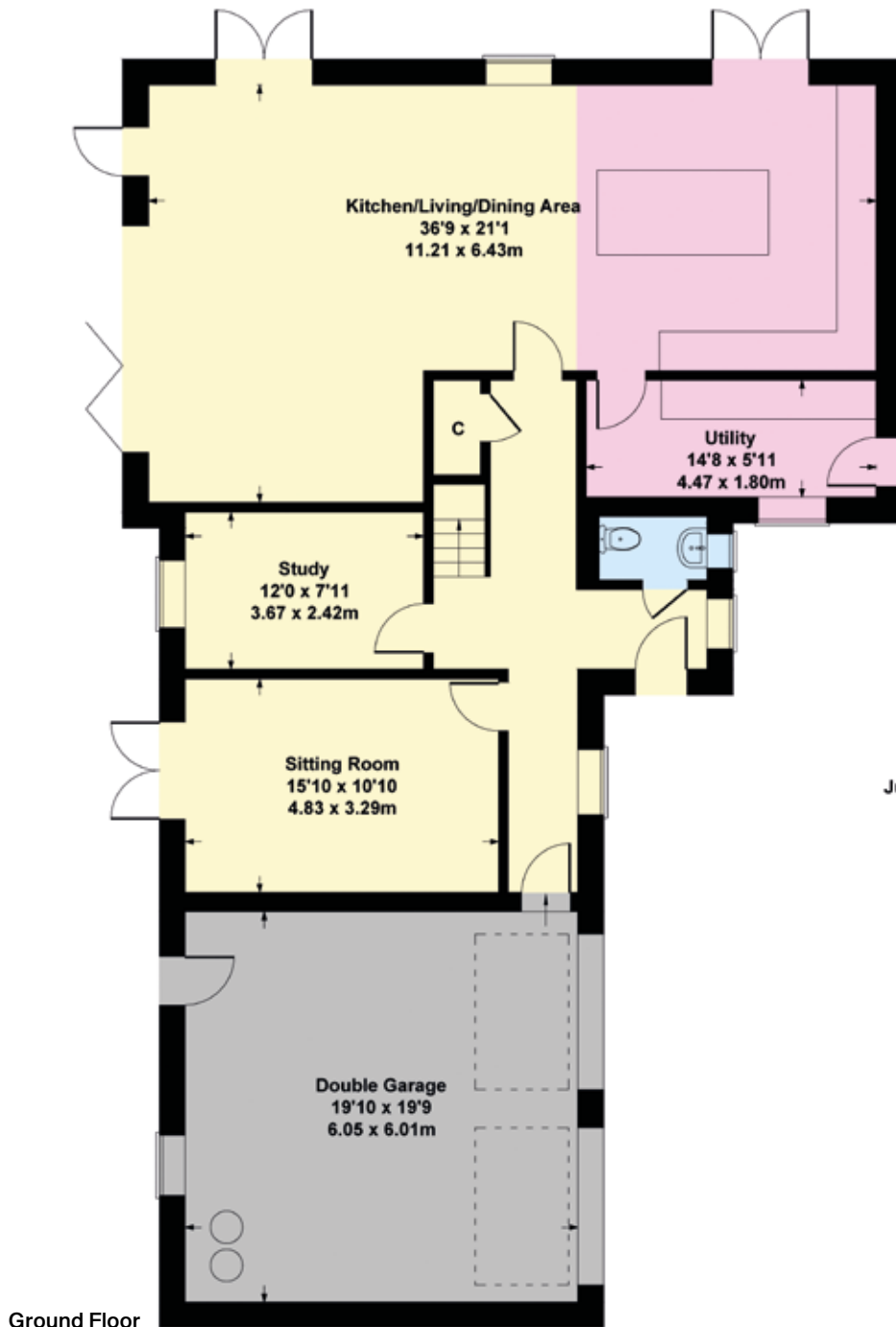
On the first floor, a spacious landing gives access to the five generous bedrooms, four of which benefit from newly fitted built-in wardrobes. The principal suite is equipped with air-con and features French doors with Juliet balcony with far-reaching views, a walk-in dressing room and en suite bathroom.

There are two further bedrooms, which are both fitted with contemporary en suite bathrooms. A modern family bathroom well serves the two remaining bedrooms. All bathrooms feature luxury Villeroy and Bosch sanitaryware, Hansgrohe shower mixers, chrome brassware, and designer-style polished chrome heated towel radiators.









**Approximate Gross Internal Floor Area**  
 House - 2379 sq ft - 221 sq m  
 Garage - 388 sq ft - 36 sq m  
 Total - 2767 sq ft - 257 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Externally

To the front, the property has a block paved drive providing off-road parking for four to five vehicles; this leads to a spacious double garage. The rear gardens have a large stone-flagged patio area ideal for entertaining; the majority of the gardens are laid to lawn and bordered with hedge planting; there is a timber pergola with pitched and tiled roof ideal for al fresco dining. The gardens enjoy attractive open views over the surrounding countryside.

NB. There is also approved planning permission to convert the existing double garage to create additional living space and adding a replacement double garage (ZC23/01705/FUL). Further information and plans can be provided by the agent.



## Property information

**Tenure:** Freehold

**Local Authority:** North Yorkshire County Council

**Council Tax:** Band G

**EPC Rating:** B

**Guide Price:** £1,250,000





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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