



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

DAVID MCKEEVER ARCHITECT

£1,100,000

Cavendish House, Law Lane, Bedlam, Harrogate

House - detached

An exclusive five bedroom, five bathroom newly built high quality individual stone family home one of only two houses on this very substantial site. Set in a sought after location close to Ripley and Harrogate. Currently under construction with a completion date of June 2021.

HOPKINSONS
ESTATE **H** AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Decription

An exclusive five bedroom, five bathroom newly built high quality individual stone family home one of only two houses on this very substantial site. Set in a sought after location close to Ripley and Harrogate. The premier plot features Cavendish house built from natural stone under a blue slate roof. Currently under construction with a completion date of June 2021.

Reservation fees now being taken for exclusivity.

This well-planned family home offers circa 3000 ft. of living space with a double detached garage, landscape gardens and a stunning bespoke interior.

With LPG gas fired central heating and powder coated aluminium framed double glazed windows the property will be fully decorated and carpeted with engineered oak flooring to other areas, together with tiled bathrooms.

A main feature of Cavendish house is its ground floor layout which offers spacious living areas with lovely countryside views.

The garden makes the most of the Sun during the day with the setting sun setting into a private patio area off the living space and spacious dining kitchen.

A bespoke living kitchen with granite worktops will feature a large island and the appliances are scheduled to be all Bosch.

At first floor there are en-suite bathrooms to each of the five bedrooms

And second floor there is a large storage loft (c700 Sq ft) which may in due course provide additional living space subject to the necessary consents.

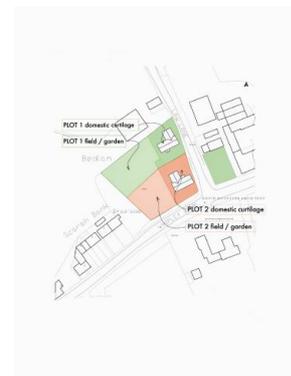
Bedlam is a small hamlet of individual properties that sits between the villages of Ripley, Burnt Yates and Shaw Mills.

There is a medical centre, primary school, public house, tennis club, cricket club and post office/general store at nearby Birstwith.

A 20 metre walk to the end of Law Lane provides not only a postbox but also a bus stop/ service for the Harrogate schools which makes it very easy for those that may be either at St Aidans or Harrogate Grammar School!

Harrogate is an approximate 10 to 15 minute drive away where there are good sporting and recreational opportunities. There is a good road and rail network that provides the traveller and commuter quick access to Leeds York and London.

Harrogate offers a wide choice of good schooling options in both the private and state sector for all age groups.



Directions

Proceed from Ripley toward Pateley Bridge on the B6265 into Bedlam and the plot is found by turning right onto Law Lane and then is found immediately on your left marked by a Hopkinsons for sale board.

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.