



The Rings, Ingleby Barwick

Asking Price £575,000

IH INGLEBY HOMES



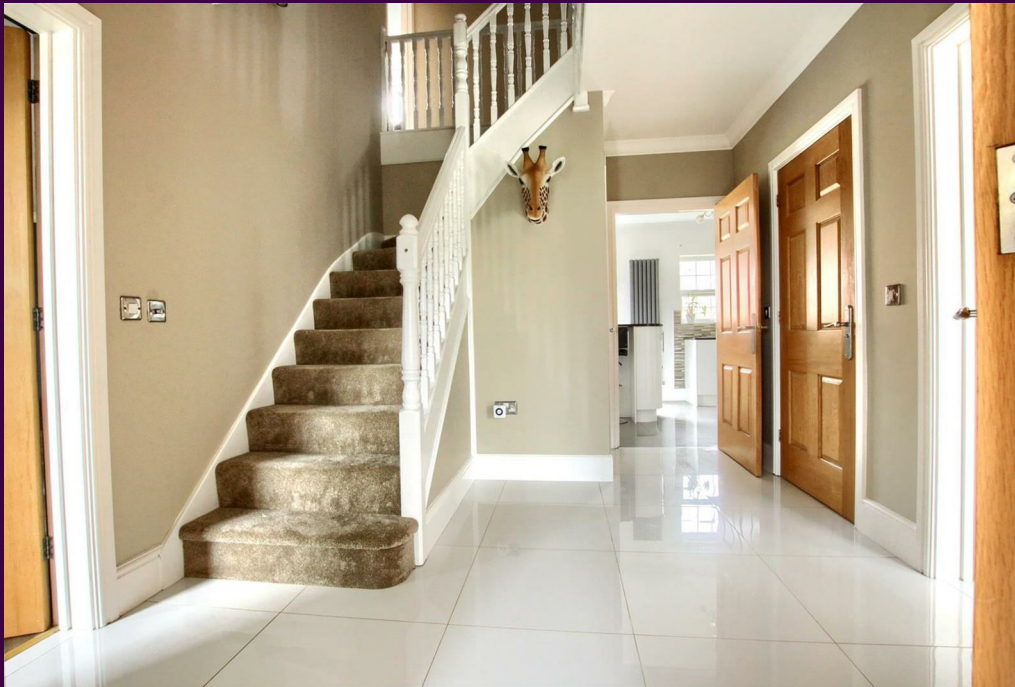


Built to the impressive 'Malham' design by 'Charles Church' and further improved by the current owner, internal inspection comes highly recommended to appreciate the space, quality and style that this executive family home has to offer.

The quality continues externally, with a fabulous, west facing and generous landscaped rear garden, delivering extensive patios which continues around the surprisingly generous side-space, with hot tub, and large artificial lawn. Established front gardens are hedge enclosed and private, with side drive and double garage and being approached from the rear.

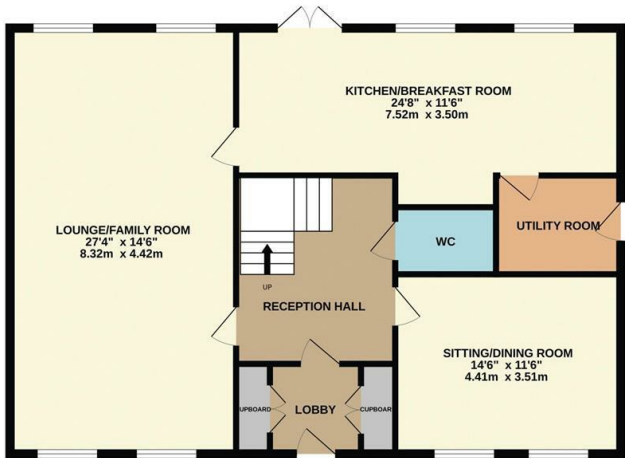
Internally, the large room sizes throughout are a particular feature, whilst the impressively spacious lounge, and luxurious 'Master' suite with robes, remodelled dressing room and striking ensuite, are stand out features.

The ground floor accommodation is accessed from the stunning lobby with imposing turning staircase. Very briefly comprising, an entrance hall, cloakroom/WC, lobby, open plan lounge/family room with feature walls and 'brick slip' detailing, separate large dining/sitting room and impressive kitchen/diner with utility off to the ground floor. The spacious first floor landing leads to all five bedrooms, the 'Master Suite' being delivered to hotel standards, separate four-piece suite family bathroom.

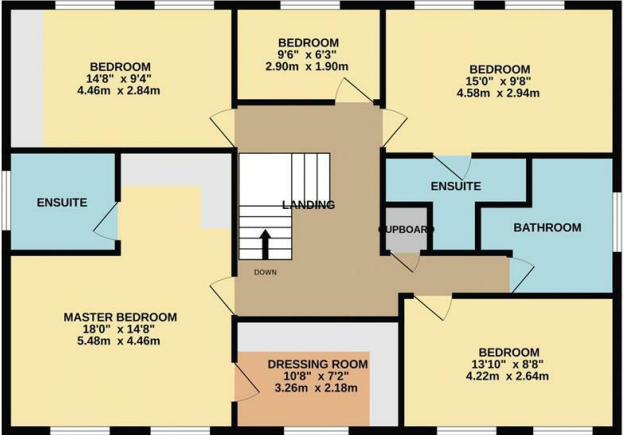


The Layout

GROUND FLOOR



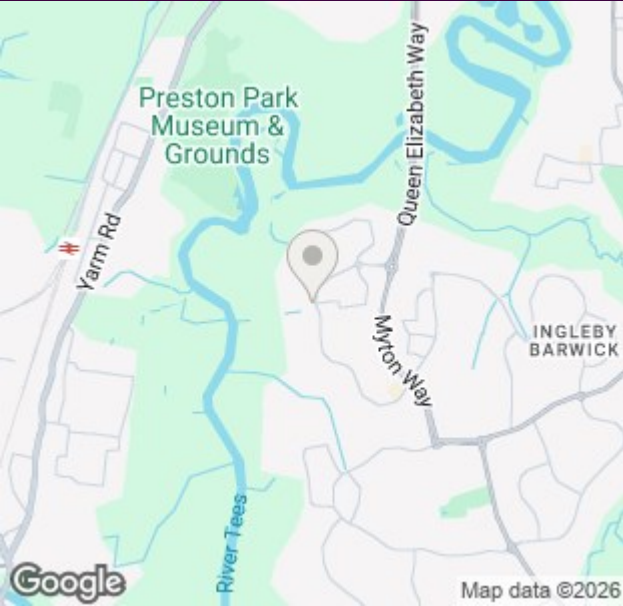
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
			(1-20) G		
			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: F
Tenure: Freehold



- Impressive, executive property, built to the 'Malham' design by 'Charles Church'
- Envious plot with stunning landscaped rear garden, drive and double garage
- The especially generous room sizes throughout are a particular feature
- Stunning 'Master' suite delivered to hotel standards, with ensuite and dressing room
- Early viewing advised



www.ingleby-homes.co.uk
01642 671025

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