



St Margaret's Court, Kirkgate, Ripon, HG4 1WA

£215,000



## St Margaret's Court, Kirkgate, Ripon, HG4 1WA

How best to describe the location of this enchanting period cottage? Tucked-away, unknown, secretive, magical? We'll forgive even the most ardent Riponian for not recognising the address but you won't want to miss the opportunity to discover this hidden jewel of a property set in the heart of historical Kirkgate, just a few steps from the wonderful cathedral.

Finding the allure of the property too irresistible and attracted by the rare combination of peace, tranquility and convenience, the current owners embarked upon a labour of love project to create their perfect haven in the heart of the city. With a keen eye for quality and great attention to detail, stylish modern appointments were carefully selected to compliment rather than extenuate the character of the house. Subtlety is key and the thoughtful design, tasteful finishes and contemporary materials all contribute to the overall effect and make a lasting impression.

The clever use of space and natural light enhances the typically generous proportions and provides a natural and flowing elegance to the accommodation. Combining characterful and modern features, versatile living space arranged over three floors and two pretty courtyard gardens, this wonderful home could suit a wide range of discerning buyers and we are pleased to recommend an early personal viewing.

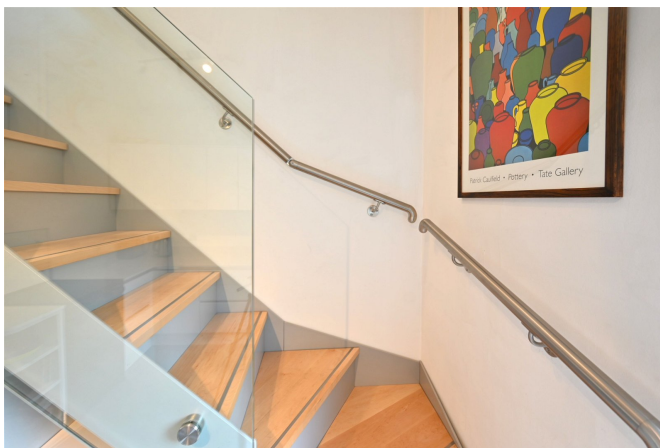




Approaching the rear of the cottage, you'll enter a charming courtyard garden where there's a cosy little summerhouse for two and a useful storage trunk with space for a washing machine and storage for bins, tools etc.

A glazed door leads into the breakfast kitchen where stylish units provide plenty of storage and workspace, an inset sink, quartz worktops and a fitted breakfast bar. Next, step into the sitting room and take a few moments to appreciate how the elegant proportions, tasteful decor and contemporary gas fire create a restful atmosphere. A glazed door leads to an enclosed courtyard garden at the front.

One of the striking attributes of the home, the bespoke 'architectural' steel staircase features elegant Canadian maple steps and glass balustrading to guide you to the bright and spacious first floor landing where further use of glass balustrading continues the modern aesthetic.



The landing provides a useful storage cupboard housing the gas central heating boiler. The charming double bedroom has a window overlooking the courtyard and a generous, recessed wardrobe/store. A spacious bathroom completes this floor with an attractive white suite including a vanity unit wash basin, a bath with shower over and a heated towel rail. Taking the stairs to the second floor reveals a second generous double bedroom with window having far-reaching views over Ripon rooftops, a further skylight window and access to ample under-eaves storage space.

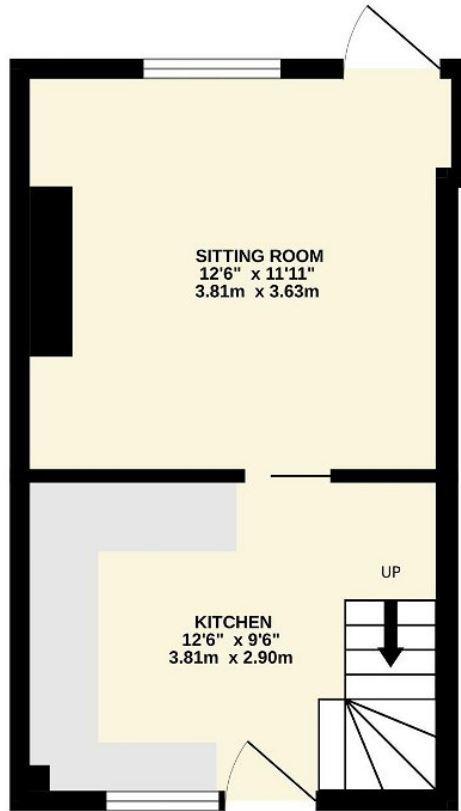


The property occupies a wonderfully tucked-away position along a little known ginnel called Peacock's Passage just off Kirkgate. Steeped in local history and certainly one of Ripon's most picturesque streets, pedestrianised Kirkgate meanders from the market place and is dominated by the magnificent western facade of the Cathedral. There are some quaint small shops, excellent restaurants (just 30 steps to a cosy Italian), cafes, and boutiques within just a few steps.

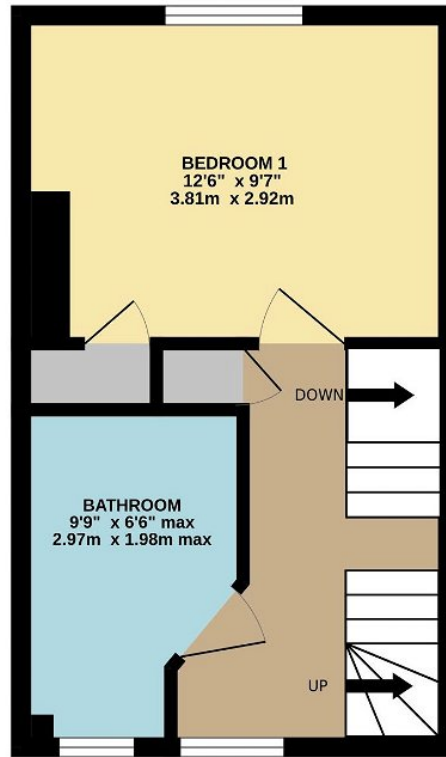
The city centre provides a wide choice of amenities from independent shops to supermarkets interspersed by delightful parks, open spaces and lovely walks. Ripon offers a range of schools for all ages, first class sports and leisure facilities and travel options.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



### St. Margaret's Court, Ripon

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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