



Princess Road, Ripon, HG4 1HW

£635,000

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A rare opportunity to acquire one of Ripon's distinctive period homes, occupying a fine elevated position overlooking mature trees and green open space at the front, giving a distinctly semi-rural flavour to the surroundings and belying the convenience of being less than half a mile from the market place.

SOLO SAY: Characterised by attractive detailing, grand proportions and impressive longevity, properties from the late Victorian era made an indelible mark on urban Britain. Generations later, the appeal remains undiminished, offering unparalleled elegance for more discerning house buyers and an important blueprint in design aesthetics for new house builders. This particularly handsome example retains many features that are so often lost over time, creating a home with a great sense of history and an honest but undeniable charm.

Reflecting the owner's appreciation of period properties, the interior strikes a subtle and harmonious tone, complementing the character of the house while creating a relaxed and joyful family atmosphere. The house remains in good order but there is potential, and ample space, to extend and modernise the living space.

Architect's plans have been drawn up (and are available to view) for a stunning, contemporary, bothy-style extension replacing the existing conservatory footprint. The larger than average size plot includes a fantastic self-contained annex, adding more options and a welcome degree of versatility for growing families.

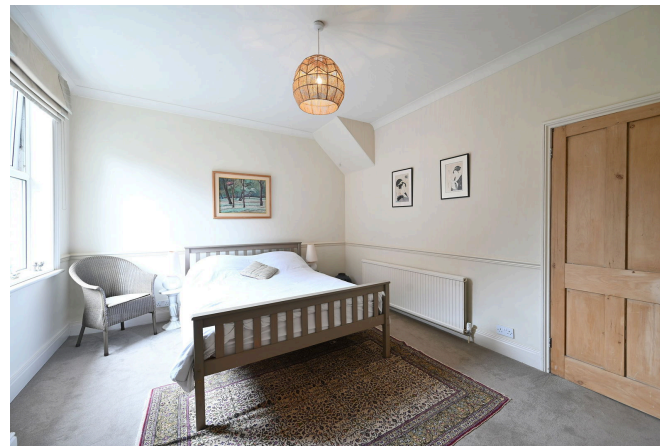




A covered porch and front door lead you into the impressive central hallway. Families are sure to appreciate the two distinct reception rooms, where typically elegant proportions are complemented in each case by attractive traditional features.

The family room links to a sociable dining kitchen where the plentiful range of units offer plenty of storage and workspace together with a range of appliances. Further practicality is provided by the useful boot room with toilet and space for laundry appliances. A large conservatory completes the ground floor with double doors opening to the rear garden.

A spacious landing welcomes you to the first floor. Bedroom one has a window to the side, fitted wardrobes and the luxury of an en-suite bathroom. The flexible configuration provides three further generous bedrooms on this floor served by a house shower room. Continuing to the second floor reveals another double bedroom or teenager's snug with an additional raised 'den' area with restricted head height.



There is a mature garden to the front and a long gravelled driveway extends to the side of the house. The particularly generous rear garden is ideal for families, keen gardeners or just enjoying the peaceful surroundings and favourable south-westerly orientation. The extensive lawn is softened by an abundant array of mature trees along the borders, giving a tranquil and private feel to the garden.

The detached annex currently provides additional income as a successful short term rental but could clearly readily adapt for many applications including as a guest suite, office, gym or dependent relatives. The layout comprises a bright, open-plan living room with a smartly appointed kitchen, double sized bedroom with patio doors and a smart shower room.

A prime location by any measure, this unspoiled setting is conveniently located less than half a mile from the market place in Ripon centre. You can leave the car at home and walk to a wide range of amenities, shops and services including supermarkets, bus station and a variety of pubs, cafés and restaurants. Considering the close proximity to the centre, the immediate locality has a distinctly 'open' and 'edge-of-town' feel, aided by the green open space and mature trees across the road. Ripon also offers a choice of schools for all ages including the renowned Ripon Grammar and there are first-class sports and leisure facilities in the locality.





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