

# High Belford

Dallowgill, Ripon, North Yorkshire, HG4 3RQ



A wonderful opportunity to purchase this charming 5-bedroom farmhouse, ringfenced by its own land with just under 6 acres (5.8 acres/2.35ha), outbuildings, extensive gardens with far reaching views and tremendous privacy and yet only 8 miles from Ripon.

Ripon 8 miles, Kirkby Malzeard 2 ½ miles, Masham 7 miles, Harrogate 15 miles, A1 13 miles, Harrogate Train Station 15 miles, Thirsk 19 miles, Northallerton train station 21 miles, Leeds 29 miles, York 32 miles.

**GUIDE PRICE**  
**£1,150,000**





High Belford is a great family home with 5 bedrooms, 2 bathrooms (1 en-suite), dressing area to bedroom 1, sitting room, study, dining room open to the kitchen, utility room, downstairs WC, extensive gardens, stables and attached stone outbuildings. There is a long drive off the quiet lane and ample parking for a number of vehicles, wooden stables/field shelter sitting in just under 6 acres of land.

The house is approached via a long drive leading to a turning circle and a low stone wall. There is a front stone terrace leading to the front door. Small entrance vestibule leads through to the entrance hall. Door leads off to the sitting room. This is a room full of character with wooden beamed ceiling, double aspect with views over both gardens and a large open fireplace with stone surrounds and a log burner insitu. Double French doors lead to the conservatory which in turn has far reaching views over the garden and beyond. The dining room is open to the kitchen and again has a wooden beamed ceiling, tiled floor with double doors to the garden terrace and a further door to the front of the house. The study is off the dining room and is a double aspect room with views over both gardens and an open fireplace with a wooden mantle over. The kitchen has a good array of base and eyelevel units with ample worksurfaces incorporating a ceramic butlers sink, integral dishwasher, large gas/electric range cooker with gas burner rings and electric ovens. The room has a double aspect over the gardens and a window seat as well as access to both the front and rear garden

terraces via the dining room. There is also a utility room with tiled floor, base and eyelevel unit incorporating a single bowl and drainer stainless steel sink unit and separate storage shelves. A further door leads to the WC with a low-level WC and wash-handbasin with tiled floor.

### First Floor

There is a long landing providing space for a small library and doors leading off to the 5 bedrooms. The main bedroom has a dressing area with built in wardrobes and an ensuite bathroom with a stand-alone bath, separate shower cubicle, wash hand basin and low-level WC. There are 4 other bedrooms all with far reaching views and a family bathroom with panel enclose bath with a separate shower unit over, glass shower door, wash hand basin, low level WC and airing cupboard.









Outside

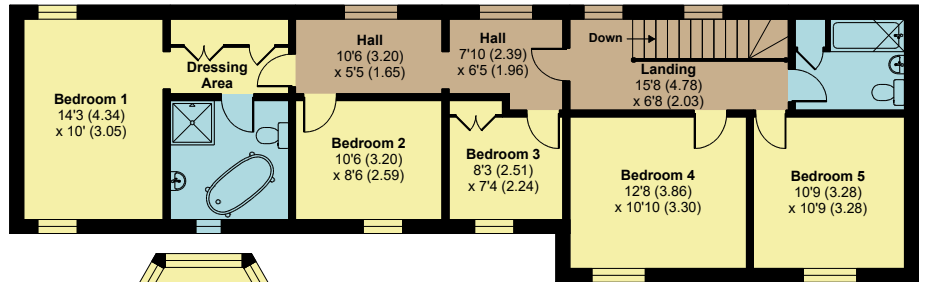
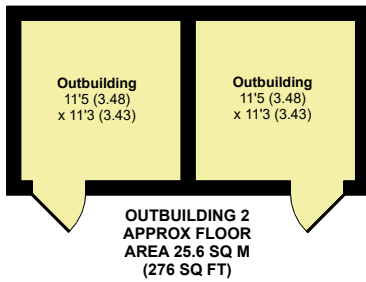
The front garden is laid mainly to lawn with some well stocked boarders and mature hedging and trees. There is a low stone wall with a stone terrace at the front of the house and a line of 3 stone barns attached to the house which are used for garden storage. One room houses the water treatment plant for the house water. There is a small glass greenhouse and a hedge arch leads to the orchard with a variety of soft fruit trees. The rear garden is laid to lawn and has a large stone terrace. Wherever you look you are faced with far reaching views over the surrounding fields and countryside and to the woodland and hills beyond.



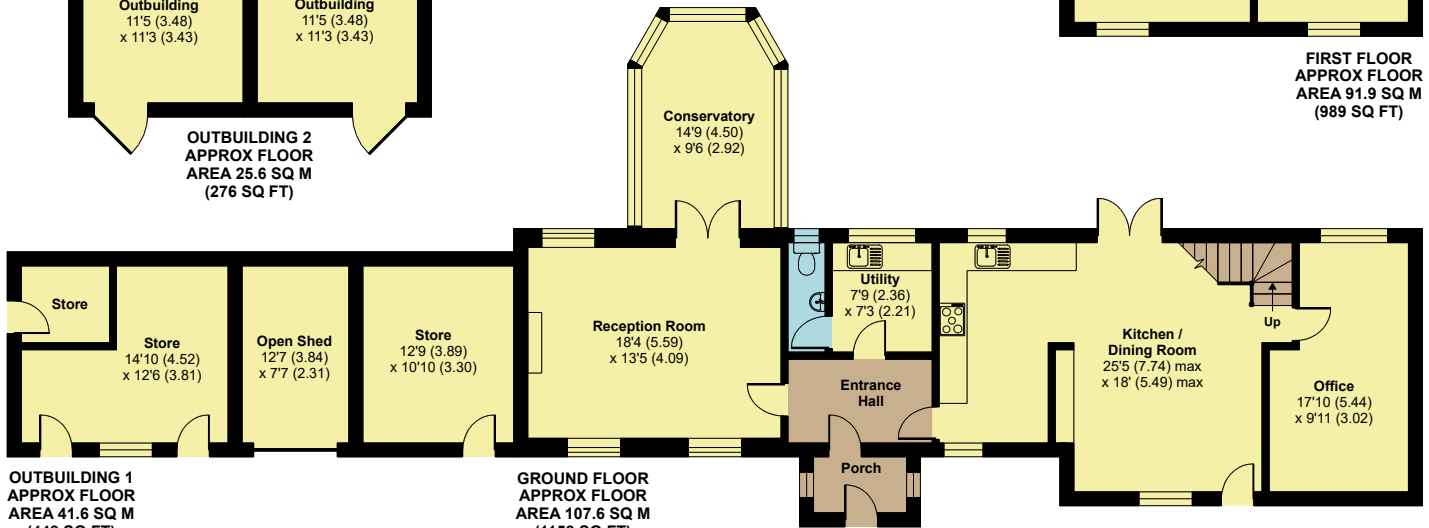
FLOORPLANS



For identification only - Not to scale



**FIRST FLOOR**  
APPROX FLOOR  
AREA 91.9 SQ M  
(989 SQ FT)



**OUTBUILDING 1**  
APPROX FLOOR  
AREA 41.6 SQ M  
(448 SQ FT)

**GROUND FLOOR**  
APPROX FLOOR  
AREA 107.6 SQ M  
(1158 SQ FT)



## Location

High Belford is situated just outside the villages of Dallowgill and Laverton, close to Kirkby Malzeard with its playing fields, tennis courts, excellent butchers, village shop, Mechanics institute, garage, school, pub, Fish & Chip shop and Church.

The countryside around High Belford offers delightful riding and walking opportunities and has many other local attractions. The prestigious Grantley Hall Hotel is a few miles away with its Michelin starred restaurant (Paul Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms. There are plenty of excellent pubs in the surrounding villages of Kirkby Malzeard, Galphay, Grantley and Grewelthorpe with Fountains Abbey a couple of miles away and the Cathedral City of Ripon is just 8 miles away with its array of shops and supermarkets for day-to-day living and the cultural towns and cities of Harrogate, York and Leeds are all within easy traveling distance. London is less than 2 hours from York by train.







### Directions

From the village of Kirkby Malzeard leave the village taking the Laverton Road. Once in Laverton turn right over the bridge and head towards Pateley Bridge. At the end of this road (approximately 1/2 a mile) turn right to Pateley Bridge. Carry on this road for approximately 1 mile and turn right into Belford Lane signed to Dallowgill. High Belford is the first property on the left.

### Services

Private water, mains electricity and drainage to private septic tank.

### Local Authority

Council tax is payable to Harrogate District Council.

### Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

### Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

### Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47   E
21-38	F	22   F	
1-20	G		

### Important Notice

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### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.