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Deanery Garth Minster Road, Ripon, HG4 1QS

Guide Price £850,000

Property Images



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Property Images



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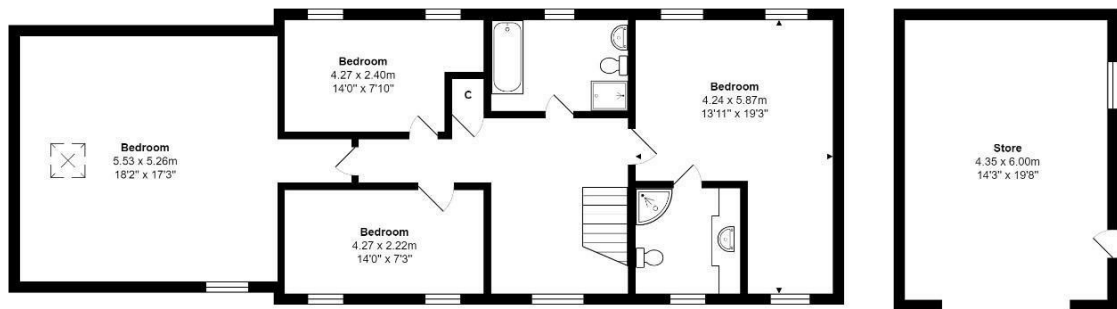
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Property Images

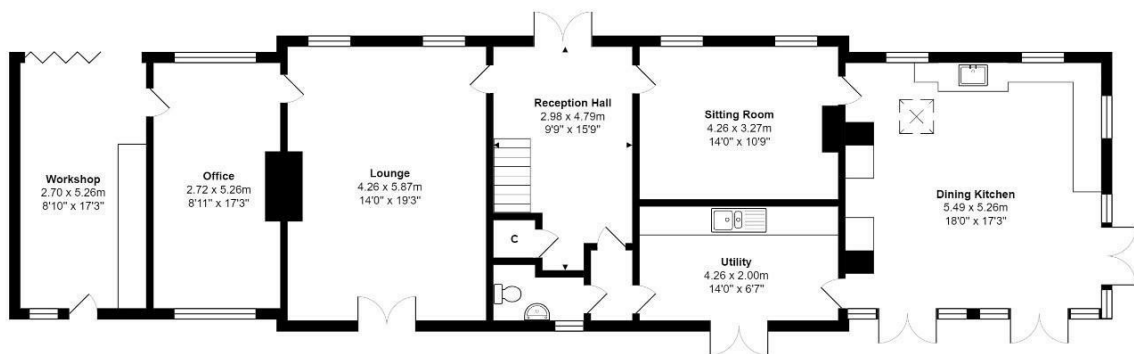


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First Floor



Ground Floor

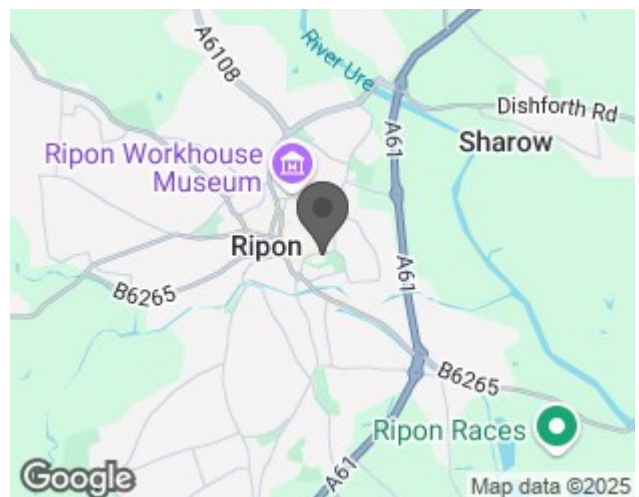
Total Area: 254.4 m² 2738 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Nestled on Minster Road in the charming city of Ripon, this exquisite four-bedroom detached family home offers a perfect blend of elegance and comfort. Built in 1995, this architecturally designed residence spans an impressive 2,616 square feet and boasts stunning views of the Cathedral, making it a truly enviable location.

Upon entering, you are greeted by a welcoming hallway that features a convenient ground floor WC and a gracefully curved staircase leading to the first floor. The ground floor also comprises two spacious reception rooms, each adorned with feature fireplaces that create a warm and inviting atmosphere. Additionally, a separate study provides an ideal space for work or quiet reflection, while an attached workshop offers practical utility.

The heart of this home is undoubtedly the kitchen, which showcases a magnificent oak beamed vaulted ceiling, with three French-style doors opening directly to the garden, this space is flooded with natural light and seamlessly connects indoor and outdoor living. The kitchen is well-equipped with ample fitted units and a traditional AGA, perfect for culinary enthusiasts. The utility room is a good size and is essential for everyday practicalities.

On the first floor, you will find four bedrooms, including a master complete with a modern en-suite bathroom, ensuring comfort and privacy for the whole family.

Externally, the property is surrounded by beautifully manicured gardens, providing a tranquil retreat. An extensive seating area invites you to enjoy al fresco dining or simply relax in the serene surroundings. The property also offers parking for multiple vehicles along with a spacious garage that includes additional storage space.

This remarkable home is a rare find, combining modern living with classic charm in a sought-after location being within catchment to the renowned Ripon Grammar school. It is an ideal choice for families seeking a delightful place to call home.

Features

- AN ELEGANT FOUR BEDROOM DETACHED FAMILY HOME • THREE RECEPTION ROOMS • COUNTRY STYLE FITTED BREAKFAST KITCHEN WITH VAULTED CEILING • MASTER BEDROOM WITH MODERN EN-SUITE • DETACHED STORE/WORKSHOP • SPACIOUS GARAGE AND PRIVATE PARKING FOR MULTIPLE VEHICLE • MANICURED PRIVATE GARDENS WITH EXTENSIVE SITTING AREA • HIDDEN CITY CENTRE LOCATION • STUNNING VIEWS TOWARDS THE CATHEDRAL • INDIVIDUALLY DESIGNED BY THE CURRENT OWNER