



## BELLE VUE FARM

West Tanfield, Near Ripon









# BELLE VUE FARM

WEST TANFIELD, NEAR RIPON, HG4 5JY

AN EXCEPTIONAL 4/5 BEDROOM DETACHED HOUSE  
OF GENEROUS PROPORTIONS, WITH SUBSTANTIAL  
OUTBUILDINGS, AND ENJOYING A PRIVATE POSITION ON  
THE EDGE OF A MUCH-ADMIRED VILLAGE BETWEEN RIPON  
AND MASHAM IN THE HEART OF NORTH YORKSHIRE

## Summary

Entrance hall • Sitting room • Study • Dining room • Breakfast kitchen  
Utility room • Cloakroom/WC • Playroom/Occasional bedroom  
Guest Bedroom and Bathroom

Master bedroom suite • Two further double bedrooms • House shower room

Established lawned gardens • Strategically situated terracing

General purpose building incorporating garaging and storage

Single story agricultural buildings with potential

In all around one acre  
FOR SALE BY PRIVATE TREATY



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### Situation

The picturesque North Yorkshire Village of West Tanfield with its much-photographed C15th Marmion Tower sitting high above the River Ure is noted for its individual homes. Local amenities include two popular village pubs, a primary school, sports club and local store/Post office, and the village sits midway between the attractive Dales market town of Masham and the cathedral city of Ripon. Notably West Tanfield is also within catchment of the highly regarded Ripon Grammar School. For those seeking access further afield, the A1 (M) motorway is 10 minutes to the east with connections at junctions 50 or 51. Thirsk railway station, 10 minutes further to the east, is situated on the East Coast main line with connections to York, Leeds and a direct service to London Kings Cross.

### Description

Belle Vue Farm has never been sold in its current form, namely as an outstanding individual home of generous and well-balanced proportions with a high degree of privacy bordering open countryside to the north and west, in a convenient and accessible location. Originally a granary, the property has been the subject of meticulous and ongoing improvement by the present owners following its initial conversion some 30 years ago. The generous and flexible living accommodation extends to some 3200 sq ft with the property enjoying a discreet position on the eastern side of the village in grounds of around one acre. In addition, there is a large general purpose former agricultural building of around 2600 sq ft that is currently used as garaging and general storage, with a historic planning permission for conversion to impressive leisure facilities including an indoor swimming pool and gym. There is also a further range of single story for agricultural buildings on the northern boundary that may have potential for ancillary use and having a footprint of some 1500 sq ft.







## Accommodation

This individual country house is immaculately presented and immediately apparent when approached via a private driveway leading to an electric gated entrance, that opens to a circular driveway and parking area with a lovely aspect over the lawned gardens.

The central entrance hall leads to an ideal study and then to the impressive main sitting room having a full height pitched ceiling that creates a wonderful feeling of space. There is a nicely proportioned dining room and high specification breakfast kitchen including Aga with a useful pantry off. There is an equally well-equipped utility room/boot room with a cloakroom/wc off. The remaining ground floor accommodation offers options as to use with a flex-room currently used as a gym but also suited as a playroom or an occasional fifth bedroom with access to a bathroom that also joins the guest double bedroom. The first-floor accommodation is no less impressive with a large master suite with a large double bedroom having extensive exposed beams, a dressing area and ensuite shower room. There are two further double bedrooms and a house shower room.

Outside, Belle Vue Farm stands in generous grounds extending overall to around an acre. There is a delightful and secluded courtyard allowing for sunshine virtually all day, a picturesque garden folly being a feature of the predominantly lawned garden as well as significant outbuildings that have potential for alternative uses, over and above their current purpose as extensive garaging and storage.







### Owners Insight

We've lived it, we've loved it.

Belle Vue Farm has been the most wonderful warm comfortable family home for us for 31 years, the space inside and out has been amazing. We have seen our boys grow up, leave and start their own families. It is set in a very private, quiet, peaceful garden, no one knows we are here, yet the village pub and shop are just down the road. It's time to downsize and be near our family and allow a new family to experience and love Belle Vue Farm.

### Tenure

Freehold with vacant procession completion.

### Services

Mains water, electricity and drainage. Propane gas central heating plus thermal solar panels for hot water.

### Local Authority and Council Tax

North Yorkshire Council. Band G

### Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

### what3words

///happening. mimes. offices

### Directions

From Ripon proceed on the A6108 though North Stainley to West Tanfield. Continue over the bridge and at roundabout by The Bruce Arms, turn right and after 300 yards immediately after a house called Gillygate House, turn left down onto a private gravelled driveway that leads to Belle Vue Farm.

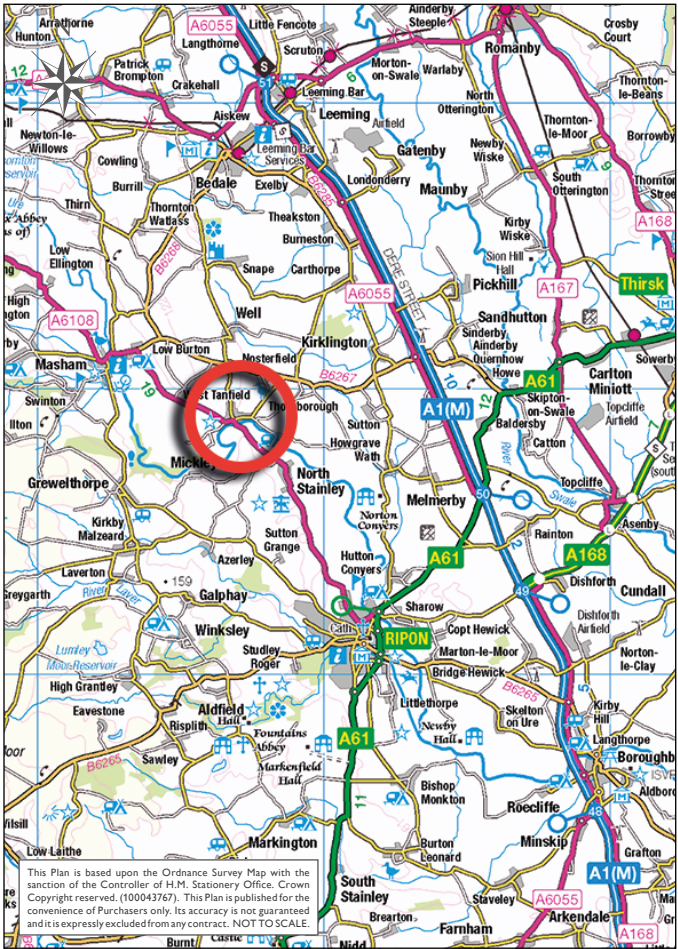
### Viewing Arrangements

Strictly by appointment through GSC Grays.

T: 01423 590500 | E: [tajw@gscgrays.co.uk](mailto:tajw@gscgrays.co.uk)







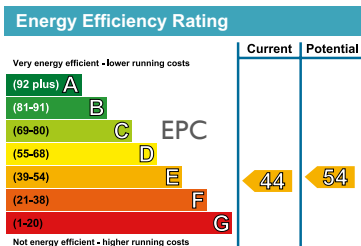
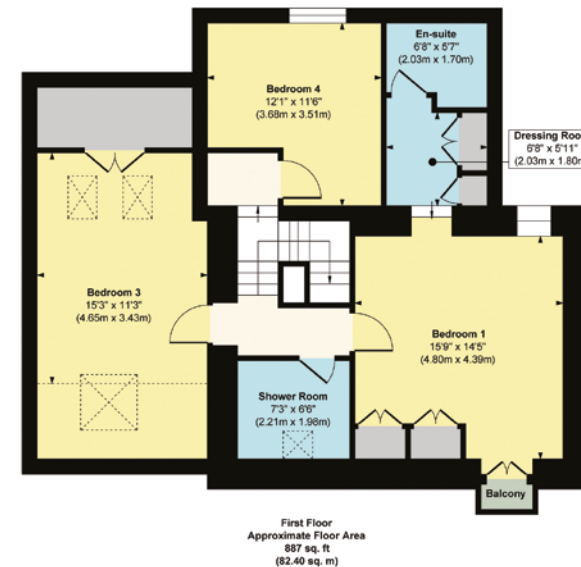




**Approx. Gross Internal Floor Area 3149 sq. ft / 292.54 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Particulars written: July 2025

Photographs taken: June 2025