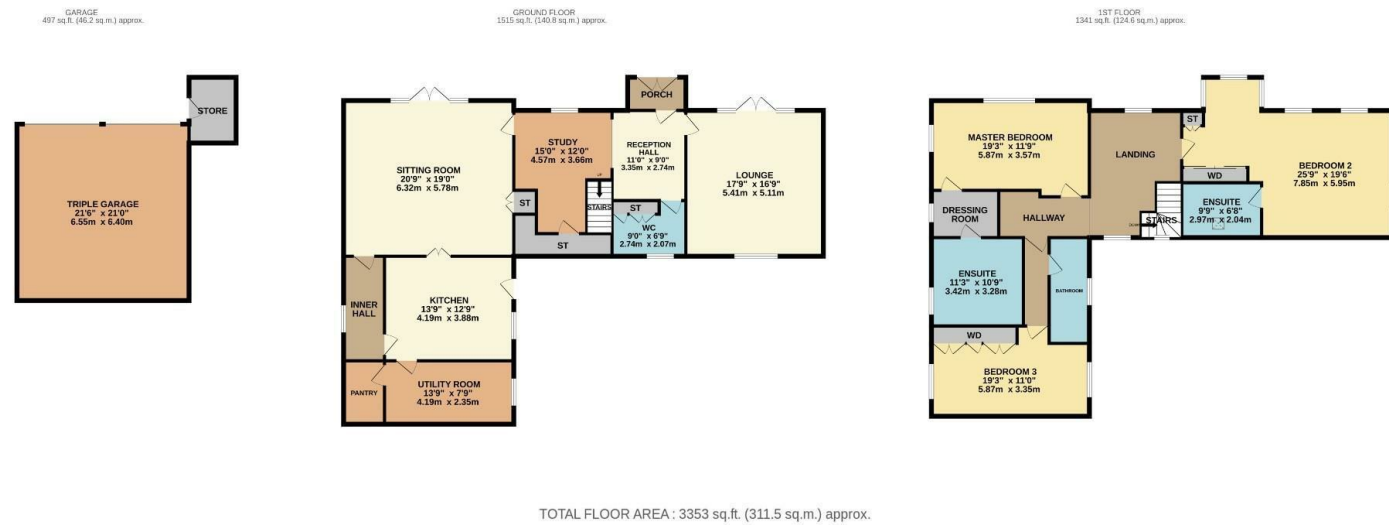


Floor Plan



Energy Performance Certificate

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	

Directions

Proceed out of Ripley on the B6265 towards Burnt Yates. Having crossed the bridge, you will see a Hopkinsons for sale board at the bottom of the Broxholme Park driveway. Proceed up the driveway taking the right hand fork/turning where the property is situated on the left marked by the sign The Manor.

Council Tax Band H Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£995,000

The Manor Ripley, HG3 3EB

3 Bedroom Character Property

A very impressive privately situated character home with triple garage, heated outdoor swimming pool, walled gardens and orchard located on the outskirts of the historic village of Ripley. NO CHAIN INVOLVED.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
 Telephone: 01423 501 201
 info@hopkinsons.net

Description

The Manor is one of six properties created from the subdivision of Broxholme (originally the Dower House to Ripley Castle), which is an impressive baronial-style country property originally built by the Ripley Castle Estate and dating back to 1852.

Ripley Village which is a few minute's drive away offers a good range of everyday facilities, including the Boars Head with a restaurant, bar, and beer garden. There is a primary school, general store, butchers, Church, cricket club, tea room and tennis court. A bus service runs every 20 minutes throughout the day to the nearby town of Harrogate and the cities of Ripon and Leeds via Harrogate.

The Manor itself boasts an impressive sense of arrival driveway approach. A main feature of this stunning setting are the enclosed private gardens with a paddock and woodland together with ample private parking including a triple garage which has a useful pull-down ladder that offers additional first-floor storage. Additionally, there is a useful adjacent workshop/storeroom.

To the front of the property, there is an extensive flagged patio with a sunken swimming pool, served by its pool room with toilet, boiler, and oil tank. It makes the perfect backdrop for entertaining and parties with a banked landscaped rockery from where beyond there are well-kept gardens with colorful flowerbed borders within the high walls of the original kitchen garden.

For those not wanting a swimming pool it could be filled in creating space for an orangery subject to consent which would make the most of the available square footage and views of the garden.

At the rear of the property and approached either from the kitchen or a wrought iron gate from the driveway the property offers a courtyard providing a pleasant entertaining area.

There are vegetable plots plus the original greenhouse/potting shed set to a brick feature wall with electric light, power, and heat pipes. Additionally, the garden features a timber garden room that has been used as a study/ working office with hard-wired WIFI in it. Beyond there are walkways that open up into a delightful meadow-style paddock and woodland with views back down to Ripley Castle and the lake. A garden room/African hut in this area would provide the most amazing entertaining space with far-reaching views as far as the eye can see.

The main accommodation features an entrance porch with windows on either side of it leading to a spacious reception hall with a fitted guest cloakroom/WC. There is a delightful lounge plus a separate spacious sitting room that has space for formal dining separated by an inner hall which has been used as a study area with useful storage. An inner hall provides access to a fitted breakfast kitchen with integrated appliances. Additionally, there is a utility room and a useful pantry.

On the first floor, there is a generous landing, which could form additional bedroom space, leading to the Master bedroom with a walk-in dressing room with fitted storage cupboards by Rawcliffes and a spacious ensuite bathroom with a walk-in shower. The second bedroom could easily create two bedrooms and again has fitted Smallbone storage cupboards and an ensuite bathroom. with shower There is a further double bedroom suite with a private entrance door. The bedroom has fitted wardrobes and the en suite bathroom also features a shower.

An internal inspection is strongly recommended, especially to see the privacy and views from a once-in-a-lifetime purchase.

AGENTS NOTES: July 2023 - Drive grass cutting, 6th share £48.40 Oct 2023 - Leaf clearing and all edges and moss removal from the drive 6th share £171

