



## Ilton Grange Bungalow

Ilton, Ripon, North Yorkshire, HG4 4JT

A spacious, detached two bedroom bungalow with 4.11 acres of amenity land and farm buildings with views across Nidderdale. A private property with off street parking and a garage, subject to an Agricultural Occupancy Restriction and offering scope of modernisation, redevelopment or extension (subject to planning). For sale by Private Treaty

**Guide Price: £250,000**



## LOCATION & SITUATION

Ilton Grange Bungalow is a rural property situated between the village of Masham and the Market town of Ripon. Nearby towns host a range of facilities including doctors, primary and secondary schools, supermarkets, independent shops, sports centres, cafes and pubs.

## DESCRIPTION

Ilton Grange Bungalow enjoys a peaceful secluded location, with private parking off Ilton lane. The property offers opportunities for a purchaser to create something unique and suited to their lifestyle whether through renovation, extension or redevelopment (subject to the relevant planning consents). The bungalow is constructed of stone effect brick under a cement slate roof, it is heated by an open fire and electric panel heaters.

The bungalow is accessed through the porch, with a large utility/ boot room adjacent. The bungalow has two double bedrooms, with one bathroom and a living / dining room which benefits from an open fire. There is a single garage which is accessed via an up and over door.

Access to the garden is via a garden room/ conservatory. Access can also be taken separately from the drive and parking area. The garden has established borders and shrubbery. With scope to extend the garden into the adjoining paddock area subject to the necessary planning consents.

There are two farm buildings with scope to be restored or redeveloped subject to the necessary consents. No access will be permitted to the larger of those as part of the viewing process as it is in a dangerous condition.

The Paddock extends to 4.11 acres and comprises an established meadow with a small amount of amenity woodland that is accessed via the driveway. The field is bounded by a mixture of mature hedgerows, trees and drystone walls.

## TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

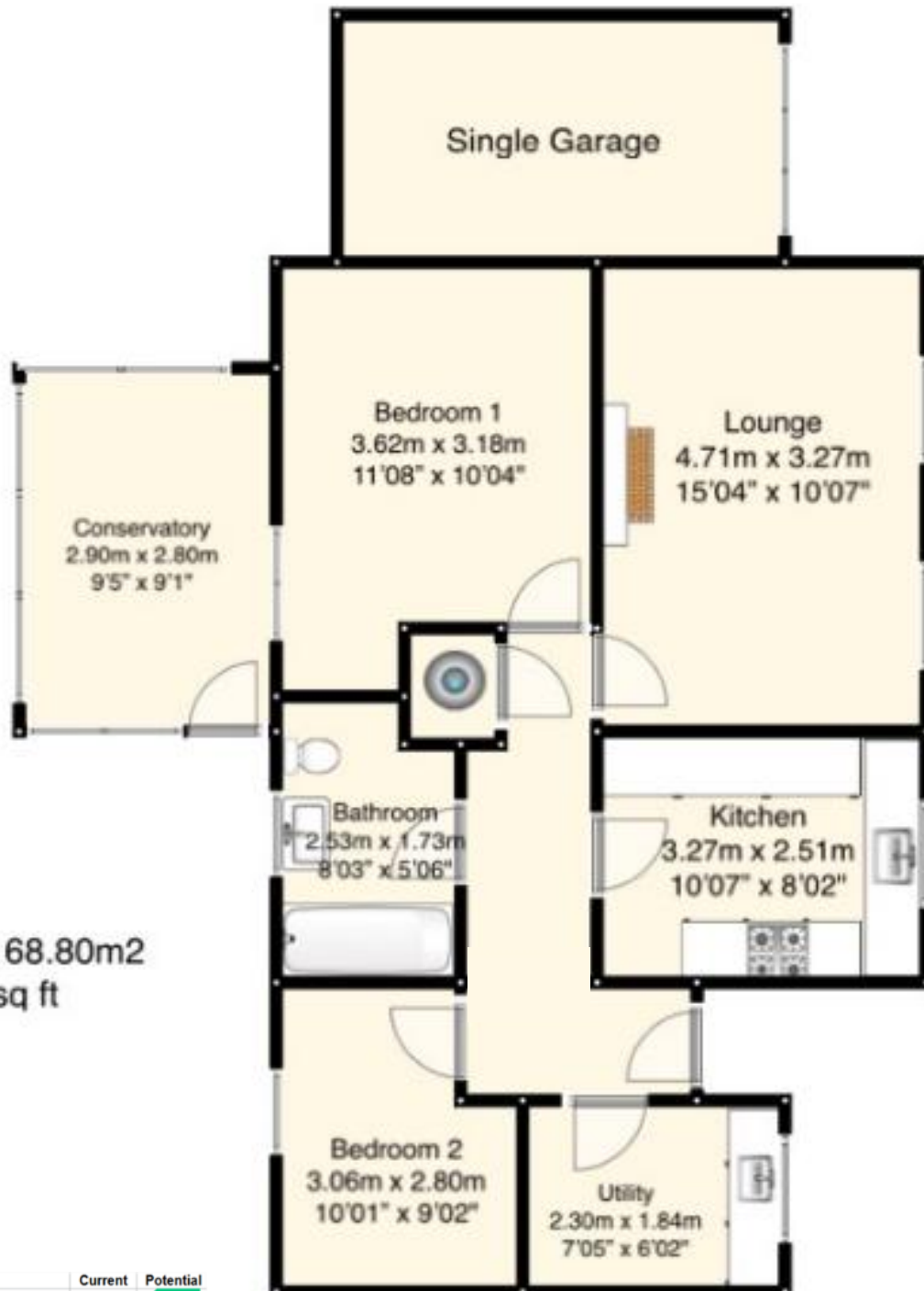
## SERVICES

The property benefits from mains electricity, the right to water from a spring water supply and drainage to a septic tank. Services have not been tested, and prospective Purchasers must make their own enquiries as to their suitability and compliance.

## AGRICULTURAL OCCUPANCY RESTRICTION

The Property is subject to an occupancy restriction limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry (including dependants of such a person residing with them) or a widow or widower of such a person.





Total Area 68.80m<sup>2</sup>  
740 sq ft

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	

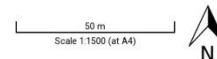


Hardcastle  
Rural Surveyors

Ilton Grange Bungalow



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## VIEWING

To arrange to view the property at a convenient time, please contact our office on 01765 658525. Parts of the property, particularly the larger building, are in a dilapidated state and care should be taken when inspecting the property.

## DIRECTIONS

From Ripon head north on Kirkby Road. Continue on Kirkby Road for approximately 6 miles until reaching the village of Grewelthorpe, continue through the village and onto Nutwith Lane. Continue on for approximately 1.8 miles and follow the road to the right, signposted Ilton. At the T junction turn right, the property is on the left side of the road marked with a For Sale Board.

## FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

## LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park, Northallerton DL6 2NA Tel: 01609 780780 [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

## COUNCIL TAX

The property is within Band B.

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. All plans in these particulars are for identification purposes only and subject to the verification in the title documents.

## BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

**Disclaimer,** Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property.

Regulated by RICS

Particulars Produced on 2 May 2025