

## 3 Downing Studiey Roger Ripon











# Charming cottage with private garden.



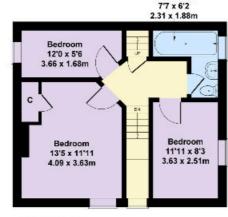


This charming village home occupies a quiet tucked away position. Internally, the characterful accommodation briefly comprises a central reception hall, stunning dining kitchen with bespoke hand painted cabinetry by The Main Company with Carrara marble work surfaces and underfloor heating, spacious sitting room with feature fireplace, fitted storage and separate dining area, plus a useful utility room with w/c and hand basin.

To the first floor there are three bedrooms and a house bathroom. The roof space has been skilfully converted to offer additional accommodation/fourth bedroom.

Outside, there is a communal lawned courtyard garden to front of the house and a delightful private enclosed garden to the side, mainly laid to lawn with a stone walled boundary, paved seating area and established planted flower beds.





Bathroom

FIRST FLOOR

## Bedroom 16'2 x 5'9 4.93 x 1.75m

SECOND FLOOR

#### Approximate Gross Internal Floor Area (Excluding reduced head height) 969 sg ft / 90 sg m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

#### Location

Studley Roger is approx. 2 miles west of the cathedral city of Ripon between the Yorkshire Dales Nidderdale Area of Outstanding Natural Beauty and North York Moors National Park. Ripon provides extensive day to day facilities whilst Harrogate and York are easily accessible offering more extensive amenities. The A1(M) about 7 miles to the east giving access to both the north and south whilst York provides a regular train service to London taking less than 2 hours. Fast trains can also be taken from Thirsk which is around 14 miles away. Leeds Bradford airport provides regular flights to London as well as a number of international destinations. Schooling in the area is excellent for all ages notably the highly regarded Ripon Grammar School, Ampleforth College and St Peters in York.

### **Directions (HG4 3AY)**

Take the B6265 westward out of Ripon and after around 1.5 miles turn left onto Studley Lane, signposted to Studley Roger. Proceed down the hill, through the village taking a right turning just after the village hall and playground where the entrance to the property can be found on the left hand side.

#### Services

Mains water, electricity and drainage are installed. Oil fired central heating.

## Tenure

Freehold with vacant possession upon completion.

## **Viewing Arrangements**

Knight Frank - Tel: 01423 530088

Knight Frank Harrogate 24 Albert Street Harrogate HG1 1JT

knightfrank.co.uk

#### I would be delighted to tell you more.

Daniel Rigg 01423 535373 daniel.rigg@knightfrank.com



#### Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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