

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

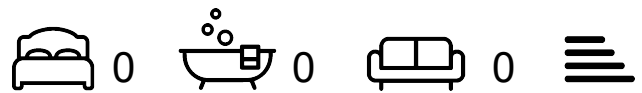


## Riverside Lodges, River View Road

Ripon, HG4 1JJ

Council  
Tax: Exempt

By Auction £795,000



# Riverside Lodges River View Road

Ripon, HG4 1JJ

By Auction £795,000



## Uredale Lodge

Positioned on the riverbank for a tranquil experience with picturesque river views. A modern, spacious and stylish lodge for up to four guests. One double room. One twin room. Adjoining ensuite showers to both rooms. Well equipped open plan kitchen with oven, fridge/freezer, dishwasher & microwave. Open plan lounge with TV, dining area. Full central heating throughout, Enclosed outdoor area with timber decking. Private hot tub.

Accessibility - no steps to the entrance or inside the lodge ensuring easy access.

## Wensleydale Riverside Lodge

A modern, spacious and stylish lodge for up to four guests. River fishing allowed in front of lodge. One double room. One twin room. Adjoining ensuite showers to both rooms. Well equipped open plan kitchen with oven, fridge/freezer, dishwasher & microwave. Open plan lounge with TV, dining area. Full central heating throughout. Enclosed outdoor area with timber decking. Private hot tub. Positioned on the riverbank.

Accessibility - no steps to the entrance or inside the lodge ensuring easy access.

## Studley Riverside Lodge

A modern, spacious and stylish lodge for up to four guests. One double room. One twin room.

Adjoining ensuite showers to both rooms. Well equipped open plan kitchen with oven, fridge/freezer, dishwasher & microwave. Open plan lounge with TV, dining area. Full central heating throughout. Enclosed outdoor area with timber decking. Private hot tub. Positioned on the riverbank.

Accessibility - no steps to the entrance or inside the lodge ensuring easy access.

## Fountains Riverside Lodge

Contemporary lodge with one double and one twin room, both with ensuite shower. Modern open plan Kitchen with eye level oven, fridge/freezer, dishwasher & microwave. Large lounge & dining area. Full central heating throughout the lodge. Enclosed outdoor area with timber decking, outdoor private hot tub. Positioned on the river bank with river views. No steps to entrance or inside lodge.

## Rowels Lodge

Semi-detached holiday lodge. One king size bedroom. Adjoining shower bathroom. Well equipped open plan kitchen with oven, fridge & microwave. Lounge with TV, dining area. Enjoy full central heating throughout. Enclosed outdoor area with timber decking. Private hot tub. Set back from the river.

## Hornblower Lodge

One double room. One twin

bedroom. Both with adjoining ensuite showers. Well equipped open plan kitchen with oven, fridge/freezer, dishwasher & microwave. Open plan lounge with TV, dining area. Full central heating throughout. Enclosed outdoor area with timber decking & lawn area. Private hot tub. Positioned set back from the river without a view,

## Cathedral Lodge

Very spacious three bedroom lodge for up to 6 guests. One King Size Bedroom with adjoining En-suite Shower Room. One Double Room. One Twin Room. Additional Bathroom with bath and overhead shower. Full central heating throughout. Fully fitted kitchen with oven, large fridge, freezer, dishwasher & microwave. Outdoor features include a private decked patio. Private hot tub Accessibility - no steps to entrance or inside the lodge. Cathedral Lodge is set back from the river

## Minster Lodge

Semi-detached holiday lodge. One king size bedroom. Adjoining shower bathroom. Well equipped open plan kitchen with oven, fridge/freezer & microwave. Lounge with TV, dining area. Full central heating throughout. Enclosed outdoor area with timber decking. Private hot tub. Three outdoor steps on approach, but no steps at the door entrance or inside the lodge.

**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £795,000 \*\*\* BIDDING CLOSES APRIL 24TH APRIL 3.00PM \*\*\*FEES APPLY\*\*\***

A unique business opportunity, in the heart of the picturesque Yorkshire town of Ripon. For sale through auction, this stunning riverside Holiday Park with eight individual one and two bedroom , well equipped, luxury lodges, most with their own private outdoor areas, decking and hot tubs! Parking is available for residents amongst the pretty gardens set in approximately 0.8 acres of land.

The site currently runs as a holiday park offering short term holiday lets for each of the luxury lodges. With the necessary licenses there is the potential to sell off each lodge for private ownership under the holiday park terms.

Each lodge and the surrounding area have been lovingly maintained and offer beautiful accommodation within a ten minutes walk to Ripon's attractions. Ripon is a cathedral city steeped in history and home to magnificent historical buildings, plenty of countryside walks, local stores and eateries.

For more information or to book a viewing, please contact our Harrogate office.

- FOR SALE VIA TRADITIONAL AUCTION
- BIDDING OPENS 1ST APRIL AND CLOSES APRIL 24TH APRIL 3.30PM \*\*\*FEES APPLY\*\*\*
  - Holiday park - Land with eight individual luxury lodges occupying ~ 0.8 acres
  - Potential to sell each lodge for private ownership subject to correct licenses
    - Currently run as a holiday park with short term bookings
    - One and two bedroom luxury lodges
    - Most with private outside area with decking and hot tub
  - Riverside views and walking distance to the spectacular Yorkshire town of Ripon
    - Call Hunters Harrogate to arrange a viewing or for more information
    - Register your interest through our auction website [hunters.com/auctions](https://www.hunters.com/auctions)



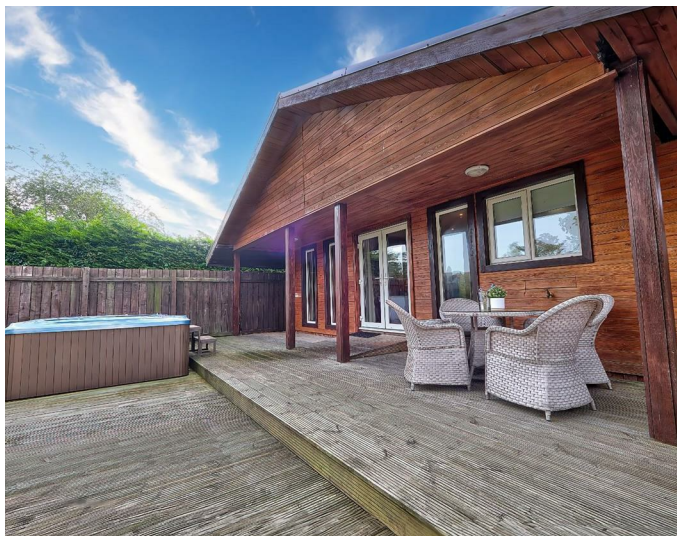
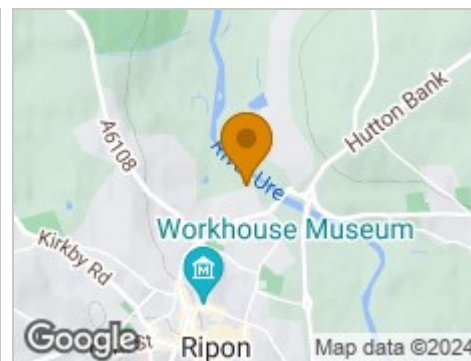
## Road Map



## Hybrid Map



## Terrain Map



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>