

MILL HOUSE
RIPLEY
HG3 3EB



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A six bedroom family home situated in a sought after village to the north side of Harrogate

Reception hall | Sitting Room | Kitchen | Dining/Living room

Study | Utility room | Ground floor cloakroom with wc

Six bedrooms | En-suite | House bathroom | Shower room

Lawned gardens | Garage | Orchard | Grazing land | Stables

Harrogate - 5 miles

Railway station - 5 miles | Bus route - 1,500 metres | Airport - 15.5 miles

All distances approximate





A beautifully presented and modernised, detached Georgian farmhouse, set in this stunning location on the edge of the historic village of Ripley, offering superbly proportioned rooms with versatile accommodation arranged over two floors, with a wealth of original features of the era.

Mill House has beautifully kept gardens, set mainly to lawn and adjoins a meandering stream. It also benefits from 3.3 acres of grazing with a stone stable block, offering excellent equestrian facilities or conversion - subject to the usual consents.

The property has undergone a superb renovation programme over recent years, including the replacement of all windows, kitchen and bathrooms whilst retaining magnificent fireplaces and flagstone floors.

The accommodation comprises: A beautiful front entrance leading to the inner hall, sitting room with log burning stove and an excellent range of bookshelves. A beautifully fitted kitchen with Aga, hand crafted cupboards and central island unit. A large impressive open plan dining/living room with original stone flagged floor, french doors to a large, flagged patio and overlooking the extensive gardens. A study hall, reception room, large utility room and ground floor cloakroom.

To the first floor the principal bedroom has a dressing area with built-in wardrobes and a beautifully appointed en-suite. There are five further bedrooms, a house bathroom and a separate shower room.



OUTSIDE

To the front of the property there is a short shared driveway leading to an enclosed gravelled private courtyard which leads to ...

Garage

18' 4" x 10'

A side pathway leads to a magnificent terrace with access to the house, **greenhouse 9'6" x 8'1"** and extensive lawned gardens with seating area, vegetable plots, a wealth of mature trees, flowering borders and mature shrubbery. There is a timber summer house and a wooden hand bridge leading to a further orchard area.

There are approximately 3.3 acres of grazing land and a stone stable block with three stables and tack room and further access via a separate driveway.

DIRECTIONS - HG3 3EB

From Harrogate take the Ripon Road (A61), through Killinghall and towards Ripley. At the second Ripley roundabout take the B6165 Pateley Bridge road. Mill House is situated on the right hand side, past the Fountains Road turning.

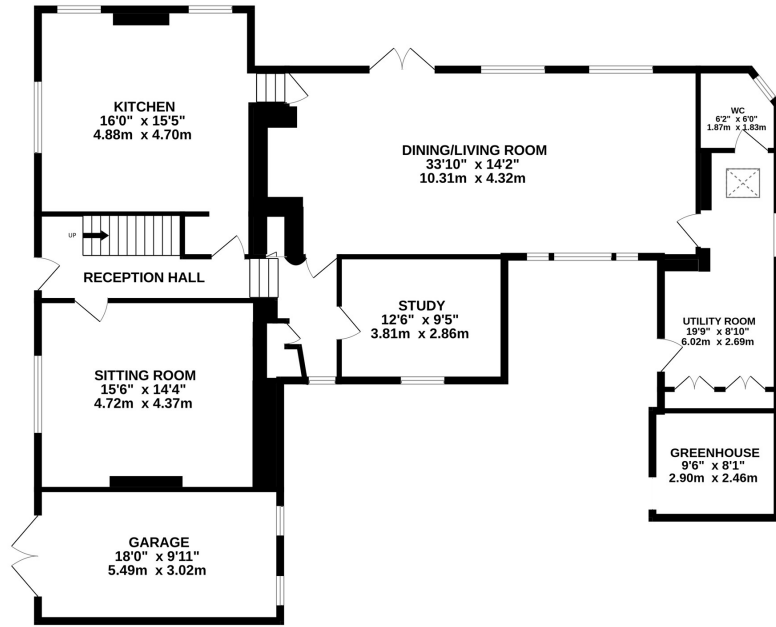
COUNCIL TAX BAND: G

ENERGY RATING: TBC

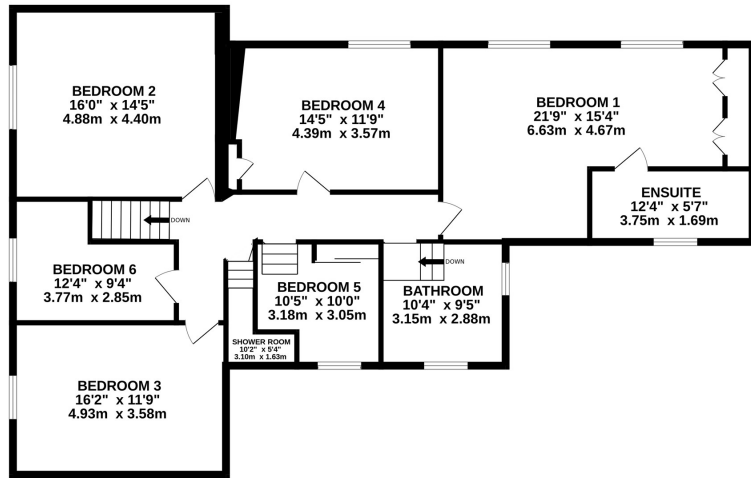
TENURE: FREEHOLD



GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



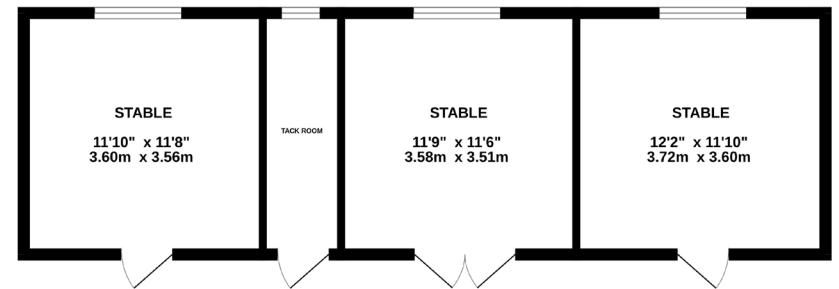
1ST FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA: 2994 sq.ft. (278.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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STABLES



Measurements are approximate. Not to scale. Illustrative purposes only.
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Sales: 01423 503076
Lettings: 01423 530744

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